

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
February 27, 2025
412 Boulevard of the Allies, LL Conference Room (B) and
Via Zoom Webinar

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, February 27, 2025, at 412 Boulevard of the Allies, LL Conference Room and Via Zoom Webinar. The meeting began at 10:30 a.m.

The HACP Board Vice-Chair, Ms. Jala Rucker, called the meeting to order. The Commissioners in attendance: Ms. Jala Rucker, Mr. Alex Laroco, Mr. Khari Mosley, and Ms. Valerie McDonald-Roberts. Mr. Majestic Lane, Mr. Jake Wheatley, and Ms. Janet Evans were not in attendance. A quorum was met.

Next, the Vice-Chair noted that the Board members previously received a copy of the January 23, 2025, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Valerie McDonald-Roberts made a motion to approve, and Alex Laroco seconded the motion.

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

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

“NAYS”: None.

The Vice-Chair declared the motion carried and the minutes approved.

ACTIVITY REPORT:

Michelle Sandidge presented the Activity Report for February 2025.

~Happy BHM as we celebrated with the children from ABK Learning and Dev Center. The CAC in partnership with Championship Chase produced the Black History Month 2025 television special with students from NVH.

~Digital Literacy team saw our partnership with Computer Reach (Dave Sevick, CEO) coordinating a Computer Give-A-Away initiative which gives HACP residents and surrounding areas, access to a free desktop computer to those who don't own one. YTD giveaway... 35 computers.

~Coffee with the Cops is back in formation. First stop was PA Bidwell with meaningful conversation, hosted by our Public Safety Department.

~Mayor of Kingstown filmed in Bedford this month leaving behind a 25K donation for the CS E3 scholarship program, hired residents and had a winter cookout for the community to enjoy.

~Resident Sustainability Manager Lloyd Wilson, held employment fairs in Bedford, and in NVH for positions with Don Farr moving company.

~Welcome our newest partner for the Workforce on Wheels Cyber Bus 2.0. Literacy Pittsburgh who will provide everything from GED prep to employment services that residents may need for the workforce world.

~Congrats Serra Heck, HACP's Homeownership and Repositioning Manager celebrating the first 5 total completed closings on homes.

2 in Hazelwood

1 in Larimer

1 in Banksville

1 in Carrick

1 Pending sale for a home in Allentown.

All through our partnership with the URA's Own PGH program where we provide a 2nd deferred mortgage up to \$40K.

The Hazelwood Initiative send thanks to Mr. Binion and HACP staff for helping to assist residents in purchasing homes.

~Finally....The new Trump administration appointed HUD regional director is Joe Defelice who has returned to his previous position and wants to meet with Mr. Binion and staff again as he did in the past. He's looking forward to visiting to see the progress we have made as we discussed our future initiatives with him years ago.

Specifically, he wants to see Larimer and Bedford Choice, the Envision Center, and the digital literacy/workforce CyberBus programs. He notes these initiatives were in the works years ago and he's anxious to see the results as he's heard good things about them.

Next, Ms. Rucker asked the Board for a motion to approve the Activity Report. Commissioner McDonald-Roberts made a motion to approve, and Commissioner Laroco seconded the motion. After a discussion:

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

"AYES": Kahri Mosely, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

"NAYS": None.

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

PUBLIC COMMENTS:

**1. Barbara Raiford
(412) 679-9343**

Wants Comment Read Aloud: YES

Wants Response: YES

I live in Glen Hazel and we are still waiting for HACP to host a meeting with us. In January they said they would meet amongst themselves to get a better understanding of the roles between MMS/ARCO/HUD/ARMDC/HACP before meeting with us. Has that meeting happened? We are working to create a tenant council and we need our recertification process to be efficient and we need our rent ledgers to be accurate. I pay extra each month just to avoid getting a late fee. Residents are getting vacate notices because of the inaccurate ledgers and because the recertification papers aren't processed.

**2. Theresa Johnson
(216) 326-1107**

Wants Comment Read Aloud: YES

Wants Response: YES

I live in Glen Hazel. When there was no one in the office for 3 months last year our money orders were consistently cashed late and we all have late fees now because of it. I've been here for almost two years and the property manager staff is always changing. When I moved in to my current unit (a family site) I wasn't given a lease. The recertification process is unorganized--papers get misplaced and not filed on time. When recertification is delayed or inaccurate it messes with us then we owe even more due to late fees.

Since I moved into this unit I have not had air conditioning. I have medical problems and I need air conditioning, I cannot do another summer with this heat. I just want them to fix my rent ledger and fix my air conditioning and I wouldn't have a problem.

**3. Ralphina Coleman
(412) 377-0637
Ralphine1958@gmail.com**

Wants Comment Read Aloud: YES

Wants Response: YES

I live in the Glen Hazel high rise. We still haven't had lunch in our community in 2.5 months. Many are bedridden or too sick to go down the hill even with the shuttle bus. Even on the

warmer days this winter the community room can't get used. We haven't had bible study in months either. We hear they are working on it, what is the update?

4. Elvira (Rose) Shaw
(412) 277-7213

Wants Comment Read Aloud: YES

Wants Response: YES

I really wish the community room was opened in the Glen Hazel high rise. They told us there was a bid for making the repairs. Is the bid closed and will it be fixed now? I also want to say that it isn't just the heat that is out in that room. Many of the outlets don't work. We tried plugging a heater in and it wouldn't turn on. We tried plugging in a lamp too and it didn't work. All the outlets on the left side of the room don't work and neither does the one in the back that is on the floor. If this isn't HACP responsibility please give the contact information for whose responsibility it is.

5. Mattie Baltimore
(412) 484-8103

Wants Comment Read Aloud: YES

Wants Response: YES

I think the housing authority and the people they have managing this building have shown a great disrespect to the people who live in this building—older people and people of color. Two weeks ago earlier in February 2024 we were without heat for 2 days. The entire building. There are seniors in this building, many don't get out much. They should've made sure they were warm and that they had food. People that have COPD or lung problems need help and these problems get worse when there isn't heat. But if we don't pay rent that's the only issue they try to address.

6. Megan Hammond

(412) 514-4165
megan@fhp.org

Wants Comment Read Aloud: YES

Wants Response: YES

Good morning,

My name is Megan Hammond, I'm the Executive Director of the Fair Housing Partnership of Greater Pittsburgh.

I've three overall questions about today's agenda items.

Both Resolutions 17 and 19 are the approval of funds being transferred from HACP to Allies & Ross Management and Development Corporation. Overall, my question is, will there be publicly available information on the expenditures of those transferred funds?

For example, Resolution 19 is regarding contracts for Professional Services. I understand that ARMDC is a separate legal entity than HACP. To ask, does HACP have contracts for Professional Services for these specialty areas? Additionally, does HACP have contracts with any of the agencies listed within Exhibit A?

Regarding Resolution 17, it's the transfer of HACP funds to ARMDC for Bedford Dwellings' Choice Neighborhood development. As a RAD conversion of the property, I'm seeking to better understand the roles of the entities involved. To clarify, is the long-term ground lease agreements between HACP and the multiple Bedford Dwellings LLCs pragmatically agreements between HACP and ARMDC? What are the terms of the ground lease?

Regarding Resolution 18, it's the approval of a Moving to Work loan for capital repairs at two mixed finance developments. Certainly, the repairs are critical and necessary. My question is, what are the expected terms of the loan such as whether it has an interest rate as well as the repayment terms or is it a forgivable loan?

Thank you for your time.

RESOLUTIONS:

RESOLUTION No. 15 of 2025

A Resolution – Authorizing the Executive Director or his Designee to execute a Contract Amendment with Access Information Protected to provide file storage, file tracking and file shredding services Authority-wide

WHEREAS, on July 24, 2014, pursuant to Board Resolution #22 of 2014, the Housing Authority of the City of Pittsburgh (HACP) entered into a Professional Services Agreement with Business Records Management for file storage, file tracking and file shredding; and

WHEREAS, over the course of the contract, the number of departments and/or sites utilizing file storage, file tracking and file shredding services was greater than originally projected; and

WHEREAS, a contract amendment to increase the dollar amount of the contract by 20% to prevent interruption in file storage, file tracking and file shredding services was executed on August 1, 2017; and

WHEREAS, an additional modification is needed to prevent interruption of services while a new procurement is completed; and

WHEREAS, through a series of corporate actions beyond the control of the HACP, Access Information Protected has assumed provision of services under the contract; and

WHEREAS, on March 22, 2018, pursuant to Board Resolution #13 of 2018, the HACP entered into an amendment to the contract with Access Information Protected for file storage, file tracking and file shredding services to increase the contract amount by \$8,990.70 with the amended total contract amount not to exceed \$93,812.17; and

WHEREAS, through Board Resolution #37 of July 22, 2021, a contract amendment was approved to increase the dollar amount of the contract by \$8,990.70 to \$102,802.87 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, though Board Resolution #70 of October 28, 2021, a contract amendment was approved to increase the dollar amount of the contract by \$35,000.00 to \$137,802.87 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, through Board Resolution #42 of September 22, 2022, a contract amendment was approved to increase the dollar amount of the contract by \$35,000.00 to \$172,802.87 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, through Board Resolution #13 of February 23, 2023, a contract amendment was approved to increase the dollar amount of the contract by \$50,000.00 to \$222,802.87 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, through Board Resolution #11 of February 24, 2024 a contract amendment was approved to increase the dollar amount of the contract by \$100,000.00 to \$395,043.27 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, an additional modification is needed to prevent interruption of services while electronic conversion of the files is completed.

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

Section 1. The Executive Director or his Designee is hereby authorized to execute a contract amendment to the contract with Access Information Protected for file storage, file tracking and file shredding services to increase the contract amount by \$100,000; and

Section 2. The amended total contract amount shall not exceed \$495,043.27; and

Section 3. The contract will be paid from Program Income and/or Moving To Work (MTW) funds.

Next, Vice-Chair Rucker asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Khari Mosley seconded the motion. After a discussion.

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

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 16 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Enter into Contracts for Cyber Insurance and to Pay Insurance Premiums and Deductibles for Cyber Insurance

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by both 24 C.F.R./2 CFR 200 Section 965.201 et seq. and its Annual Contributions Contract (ACC) with the United States Department of Housing and Urban Development (HUD) to have insurance coverage; and

WHEREAS, the HACP issued a Request for Proposals (RFP) for insurance coverage in the following areas: boilers, directors and officers, fiduciary, auto liability, auto physical damage, property, general liability and cyber; and

WHEREAS, the HACP obtained insurance premium quotes for certain deductible levels in the above referenced areas for coverage beginning January 1, 2025 and ending January 1, 2026 with an option to extend for one (1) additional year, and a three (3) year option for environmental, and recommends that the HACP accept insurance contracts with those terms with the Housing Authority Insurance Group (HAIG) and Gallagher Risk Management Services, Inc. (Gallagher/Chubb) as indicated in Exhibit A; and

WHEREAS, a three (3) year policy was previously approved with Reso 5 of 2023 for environmental; and

WHEREAS, the HACP determined that the premiums referenced in Exhibit A were reasonable and the Board approved same at the Board Meeting dated December 12, 2024 by Resolution 84 of 2024; and

WHEREAS, the HACP has now received the quote for the Cyber Insurance premium.

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 pay to HAIG and Gallagher/Chubb the required premiums, fees, and taxes in the amount not to exceed \$78,000

for cyber insurance coverage and to enter into contracts with HAIG and Gallagher/Chubb for the cyber insurance coverage from January 1, 2025 through January 1, 2026; and

Section 2. The Executive Director, or his Designee, is also authorized to pay deductibles and retentions, including those in excess of \$50,000, applicable to those insurance policies as required; and

Section 3. The Cyber Insurance Premiums, fees, taxes, and Deductibles will be paid from Program Income and/or Moving-to-Work (MTW) funds.

Next, Vice-Chair Rucker asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Alex Laroco seconded the motion. After a discussion.

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

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 17 of 2025

A Resolution – Authorizing RAD Conversion and Approving the Housing Authority of the City of Pittsburgh Participation and Permitting the Commitment of Funds for Bedford Dwellings CNI Phase IIA, Bedford Dwellings Phase IIB, and Bedford Dwellings Phase IIC

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) submitted an application to the U.S. Department of Housing and Urban Development (HUD) for an FY2022 Choice Neighborhoods Implementation Grant (CNI Grant) for the transformation of Bedford Dwellings and Hill District and was successfully awarded the CNI Grant in July 2023; and

WHEREAS, the HACP has established and authorized its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), as part of the Housing Implementation Entity outlined in the CNI Grant to conduct development activities on behalf of the HACP. Trek Development Group, Inc. (Co-Developer) was also selected by the ARMDC and authorized by HUD to be part of the Housing Implementation Entity of the CNI Grant; and

WHEREAS, the second phase with the Co-Developer and the HACP is the redevelopment of Bedford Dwellings and will be located off-site and consist of one-hundred eighty (180) units of mixed-income rental units, one hundred and three (103) of which will be replacement units for the CNI Grant (Development); and

WHEREAS, the HACP intends to pursue a Rental Assistance Demonstration (RAD) Conversion Commitment entered into by and among the HACP, HUD and Bedford Dwellings IIA, LLC, Bedford Dwellings IIB, LLC and Bedford Dwellings IIC, LLC, Pennsylvania, both are limited liability companies (Owner Entities). The HACP intends to convert the federal assistance that supports the Development from traditional public housing subsidy to long-term, Project-Based Rental Assistance (PBRA) through participation in the RAD program (the RAD Conversion); and

WHEREAS, the RAD Conversion will ensure long-term subsidy for all the units at the Development, and HUD will require that the units be maintained as affordable housing through the recordation of a RAD Use Agreement against the Development and the execution of a Housing Assistance Payments (HAP) Contract between HUD and the Owners; and

WHEREAS, due to the financing structure, with one (1) nine percent (9%) Low Income Housing Tax Credit (LIHTC) and two (2) four percent (4%) LIHTC allocations, the Development must be split into three (3) separate and concurrent phases (Phase IIA, Phase IB, and Phase IIC respectively); and

WHEREAS, the HACP owns a certain property located at the intersection of Bedford Avenue and Francis Street in the Bedford Dwellings neighborhood of the City of Pittsburgh, Allegheny County, Pennsylvania 15219, consisting of a total of 6.32 acres for Phase IIA, Phase IIB, and Phase IIC, respectively. Phase IIC includes a property to be conveyed by the Urban Redevelopment Authority (URA) to the HACP measuring 0.68 acres situated at the northeast location of the site of the Development; and

WHEREAS, the HACP desires to enter into long-term ground lease agreements with Bedford Dwellings Phase IIA, LLC, Bedford Dwellings Phase IIB, LLC, and Bedford Dwellings Phase IIC, LLC for the sums of \$1,270,000, \$590,000, and \$580,000 for the ground leases for Phase IIA, IIB and IIC, respectively. The ground lease for Phase IIC will be reduced by \$246,000 (reduced from \$580,000 to \$334,000) which the HACP will remit that amount to pay off the outstanding debt on the Phase IIC Property (the Phase IIC Acquisition); and

WHEREAS, the HACP will provide the ARMDC with development funding of up to \$21,631,089 which the ARMDC will convert to long-term soft loans in the amount of \$11,569,771, \$6,184,329, and \$3,876,989 for the owner entities of Phase IIA, Phase IIB, and Phase IIC, respectively, to support the financial closing for the Development; and

WHEREAS, the HACP has adequate resources to fund the Development with Moving To Work (MTW funds) and/or Program Income; and

WHEREAS, in connection with the RAD Conversion and transfer of the Development, the HACP wishes to authorize such further action as may be necessary to advance the purposes set forth in the foregoing recitals.

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

Section 1. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP to effectuate the RAD Conversion and is further authorized to negotiate, execute, and deliver all such agreements, documents, and instruments they deem necessary, advisable or appropriate in connection with the Phase IIC Acquisition; and

Section 2. The Executive Director or his Designee is hereby authorized and directed, to execute and deliver the RAD documents and all such agreements, documents, and instruments and to take such other actions as he deems necessary, advisable, or appropriate in connection with a ground lease with Bedford Dwellings Phase IIA, LLC; Bedford Dwellings Phase IIB, LLC and Bedford Dwellings Phase IIC, LLC.; and

Section 3. The Executive Director or his Designee is hereby authorized to submit to HUD for review and approval of the evidentiary documents, exhibits, instruments, documents, and other information as HUD may require or as may be appropriate in connection with the conversion of the Projects under RAD, including, without limitation, evidentiary documents and exhibits required by or associated with the RAD Conversion Commitments, information requested in connection with the provision of project-based rental assistance pursuant to the RAD conversion for the Projects; and

Section 4. The Executive Director or his Designee is hereby authorized to obligate and expend an amount of up to \$21,631,089 to support the development of 180 units of mixed-income and replacement housing as partners in the Development with a minority ownership interest; and

Section 5. The Executive Director or his Designee is hereby authorized to amend the existing Grant Agreement with the ARMDC for Bedford Phase II, providing a grant amount of up to \$21,631,089 which the ARMDC shall utilize to provide loan facilities and pay for ARMDC's direct expenses for the Development activities; and

Section 6. The Board of Commissioners of HACP hereby ratifies, confirms, and approves all lawful actions taken by the Executive Director or his Designee, or other officers, employees, or Commissioners of the HACP, and all lawful papers and documents executed by any of the foregoing on behalf of the HACP where such actions, papers or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein.

Next, Vice-Chair Rucker asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Khari Mosley seconded the motion. After a discussion.

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

"AYES": Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

"NAYS": None.

The Vice-Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 18 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Commit Funds for Critical Repairs at Two Mixed Finance Developments: Fairmont and North Aiken

WHEREAS, in 2005 and 2003 respectively, the Housing Authority of the City of Pittsburgh (HACP) Affirmative Investments Inc. ("**HACP**"), and Presbyterian SeniorCare partnered on two (2) Mixed Finance Developments, Fairmont Apartments ("**Fairmont**") and North Aiken Apartments ("**North Aiken**"), containing a total of 136 units of affordable housing, 112 units of which are subject to an Annual Contributions Contract; and

WHEREAS, Fairmont is owned by Fairmont Apartments Limited Partnership, a Pennsylvania limited partnership ("**Fairmont Owner**"); and

WHEREAS, North Aiken is owned by North Aiken Senior Housing Limited Partnership, a Pennsylvania limited partnership ("**North Aiken Owner**"); and

WHEREAS, the capital replacement reserves of Fairmont and North Aiken have proven inadequate to address rising capital costs needs; and

WHEREAS, Fairmont has critical capital needs including broken heating, ventilation, and air conditioning systems ("**Fairmont Needs**"); and

WHEREAS, North Aiken has critical capital needs including a failing elevator system ("**North Aiken Needs**"); and

WHEREAS, the HACP desires to make a Moving-to-Work (MTW) loan, payable only through cash flow, in the principal amount of \$291,900 to the Fairmont Owner to address the Fairmont Needs (the "**Fairmont Loan**"); and

WHEREAS, the HACP desires to make an MTW loan, payable only through cash flow, in the principal amount of \$188,213 to the North Aiken Owner to address the North Aiken Needs (the "**North Aiken Loan**").

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

Section 1. That the foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein; and

Section 2. The Executive Director or his Designee is hereby authorized to obligate and expend the Fairmont Loan to the Fairmont Owner; and

Section 3. The Executive Director or his Designee is hereby authorized to obligate and expend the North Aiken Loan to the North Aiken Owner; and

Section 4. The Authorized Officers are hereby authorized to negotiate, and enter into the Fairmont Loan documents, the North Aiken Loan documents, and any other document the Authorized Officers deem necessary, advisable, or appropriate to effectuate the transactions contemplated herein.

Next, Vice-Chair Rucker asked the Board for a motion to approve the resolution. Khari Mosley made a motion to approve, and Valerie McDonald-Roberts seconded the motion. After a discussion.

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

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 19 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Enter into Grant Agreements with Allies & Ross Management and Development Corporation (ARMDC) for ARMDC 's Multiple Contracts for Development Professional and Advisory Services

WHEREAS, the Allies & Ross Management and Development Corporation (ARMDC), a non-profit corporation and instrumentality of the Housing Authority of the City of Pittsburgh (HACP), undertakes various affordable housing development projects for the HACP and its clients throughout the City of Pittsburgh; and

WHEREAS, the ARMDC procured development professional and advisory services in the specialty areas of Real Estate Accounting and Investments (Specialty Area 1), Real Estate Project Financing and Self-Development (Specialty Area 2), HUD Programmatic and Regulatory Advisory Services (Specialty Area 3), HUD Rental Assistance Demonstration (RAD) Program (Specialty Area 4), Rental Property Oversight Advisory and Consulting Services (Specialty Area 5), Tax Preparation and Advisory Services (Specialty Area 6), SEC Compliance Reporting Services (Specialty Area 7) and FHEO/Site and Neighborhood

Selection Standards Advisory (Specialty Area 9) through a Request for Proposal, RFP #2025-41; and

WHEREAS, the ARMDC Board Resolution No. 1 of 2025 authorized ARMDC to award task-order based, professional service contracts to selected firms set forth in Exhibit A (Selected Firms) to provide development professional and advisory services for the ARMDC's various development projects (Professional Service Contracts) and established a not-to-exceed contract limit of \$5,000,000.00 for the Professional Service Contracts; and

WHEREAS, the HACP Board of Commissioners will review and authorize certain affordable housing development projects (Development Projects) undertaken by the ARMDC and grant up to \$5,000,000.00 of development funds for the Professional Service Contracts in support of the Development Projects.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into multiple grant agreements with the ARMDC for a maximum amount of up to \$5,000,000.00 for ARMDC to enter into task order-based professional service contracts with the Selected Firms for a period of three (3) years with two (2) one (1) year extension options in connection with RFP #2024-41; and

Section 2. The funding sources for the grant agreements shall be individually identified by the HACP for each of the Development Projects.

EXHIBIT A

ARMDC RFP #2024-41 Development Professional and Advisory Services

Real Estate Accounting and Investments (Specialty Area 1)

- TAG Associates, Inc.
- Clifton Larson Allen
- Novogradac
- Baker Tilly

Real Estate Project Financing and Self-Development (Specialty Area 2)

- TAG Associates, Inc.
- Cindy Picone Consulting
- Diamond and Associates
- Novogradac

HUD Programmatic and Regulatory Advisory Services (Specialty Area 3)

- TAG Associates, Inc.

HUD Rental Assistance Demonstration (RAD) Program (Specialty Area 4)

- TAG Associates, Inc.
- CVR Associates
- Cindy Picone Consulting

Rental Property Oversight (Specialty Area 5)

- TAG Associates, Inc.

Tax Preparation and Advisory Services (Specialty Area 6)

- TAG Associates, Inc.
- Clifton Larson Allen
- Novogradac
- Jefferson Wells Manpower Group

SEC Compliance Reporting Services (Specialty Area 7)

- Jefferson Well Manpower Group

FHEO/Site and Neighborhood Selection Standards Advisory (Specialty Area 9)

- TAG Associates, Inc.

Next, Vice-Chair Rucker asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Kahari Mosley seconded the motion. After a discussion.

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

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 20 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Enter into a Contract with Gartner Inc. for IT Advisory Services for the Housing Authority of the City of 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, the HACP has determined it is in its best interest to utilize the Commonwealth of Pennsylvania COSTARS Contract #4400028294 to NASPO ValuePoint Contract #186840, dated August 23, 2023, which offers competitive pricing and eliminates the need for a separate Request For Proposals (RFP) process; and

WHEREAS, the HACP seeks to enter into a new twelve (12) month contract with Gartner Inc. for Executive Programs Member services for the period of May 1, 2025 through April 30, 2026; 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 contract with Gartner Inc. in the amount not to exceed \$126,808.00 for IT research and advisory services; and

Section 2. The total amount of \$126,808.00 shall be payable from Moving to Work (MTW) and/or Program Income funds.

Next, Vice-Chair Rucker asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Kahari Mosely seconded the motion. After a discussion.

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

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 21 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Award a contract to Ben Zytneck dba Concept Uniform Co. for Employee Uniforms for the Housing Authority of the City of Pittsburgh

WHEREAS, when necessary, the Housing Authority City of Pittsburgh (HACP) provides uniforms to employees for their safety and to allow residents to identify individuals as HACP employees; and

WHEREAS, per the collective bargaining agreements, the HACP provides uniforms to union employees (Painters, Plasters, Carpenters, Electricians, Plumbers, Teamsters, Laborers, Janitors) and various administrative personnel; and

WHEREAS, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement that can be used for the purchase of Employee uniforms; and

WHEREAS, through Resolution 10 of Fiscal Year (FY) 2023, a contract #037-E23-050 was awarded to Ben Zytneck dba Concept Uniform Co. in the amount of \$85,622.00 for the purchase of uniforms for Union and Administrative employees for a term of two (2) years, which will expire on February 27, 2025.; and

WHEREAS, the HACP seeks authorization to award a new contract to Concept Uniform Co. for an amount not to exceed \$120,000; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract in the amount of \$120,000 with Concept Uniform Co. for the purchase of uniforms for Union and other Administrative employees for an initial one (1) year term with a one (1) year extension option for a total of two (2) years; and

Section 2. The total two (2) year authorized amount of \$120,000 shall be payable from the Operating budgets of the sites and departments who utilize the services or Moving To Work (MTW) funds.

Next, Vice-Chair Rucker asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Alex Laroco seconded the motion. After a discussion.

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

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 22 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Execute A Change Order with AE7 Pittsburgh for Additional HVAC Design Work for Morse Gardens, AMP-45

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that replacing the Heating, Ventilation, and Air Conditioning (HVAC) equipment at Morse Gardens, AMP-45, is necessary; and

WHEREAS, the HACP engaged the architectural and engineering firm AE7 Pittsburgh under Contract RFP #600-19-19 to design the installation of the new HVAC system at Morse Gardens; and

WHEREAS, to ensure cost-effectiveness and efficiency, the HACP approved the purchase of HVAC equipment from Trane through an interagency agreement rather than a direct procurement, as authorized under Resolution No. 14 of 2025; and

WHEREAS, successful integration of the HVAC system with safety equipment requires coordination between AE7 Pittsburgh and TRANE U.S. Inc. to ensure proper sequencing and implementation of the construction work for the 2025 summer season; and

WHEREAS, AE7 Pittsburgh previously submitted a proposal for Task Order #60 under the HACP Contract Request For Proposals (RFP) #600-19-19, totaling \$69,130.26, for the design of the HVAC system at Morse Gardens, AMP-45; and

WHEREAS, the HACP Procurement Policy requires the HACP Board of Commissioners approval for cumulative change orders exceeding \$50,000 or increasing the total contract amount by more than 20%; and

WHEREAS, AE7 Pittsburgh has submitted a proposal for a Change Order in the amount of \$33,404.55, representing an increase of 48.3% over the original Task Order #60; and

WHEREAS, the proposed change order has been reviewed and determined to be reasonable, and it will be executed in compliance with all applicable federal, state, and local procurement regulations as well as HACP 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 authorized to execute a change order with AE7 Pittsburgh in an amount not to exceed \$33,404.55, increasing the total amount of Task Order #60 to \$102,534.81; and

Section 2. Payment for this change order shall be made from Program Income and/or Moving To Work (MTW) funds.

Next, Vice-Chair Rucker asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Khari Mosely seconded the motion. After a discussion.

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

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution approved.

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.

Next, Vice-Chair Rucker asked the Board for a motion to un-table the resolution. Valerie McDonald-Roberts made a motion to un-table this resolution, Khari Mosley seconded the motion to un-table the resolution.

A vote being had thereon to un-table the resolution: the “Ayes and “Nays” were as follows:

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution un-tabled.

Next the Vice-Chair asked for a motion to approve the resolution:

Valerie McDonald-Roberts made a motion to approve this resolution, Alex Laroco seconded the motion to approve the resolution.

After a discussion:

A vote being had thereon to approve the resolution: the “Ayes and “Nays” were as follows:

“AYES”: Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

“NAYS”: None.

The Vice-Chair declared the motion carried and the Resolution approved.

EXECUTIVE REPORT: In Mr. Binion’s absence, Michelle Sandidge addressed the Board. She stated that everyone should have received from Amy Shaffer the monthly reports.

NEW BUSINESS: Ms. McDonald-Roberts addressed the Board of Commissioners and stated that Mr. Binion’s presence today was a blessing and wished him a speedy recovery and is looking forward to his physical return possibly next month. She also stated and commended the HACP staff for their OUTSTANDING work during this period of time. The tone is set at the top and the HACP is working as a unit in the absence of Mr. Binion. Seamless in operations. Alex Laroco seconded Ms. McDonald-Roberts comments. Ms. Rucker sent out kudos to Serra Heck in her new position.

ADJOURNMENT: Ms. Rucker asked for a motion to adjourn the meeting.

Kahari Mosely made a motion to adjourn and Alex Laroco seconded the motion.

A vote being had thereon to approve the resolution: the “Ayes and “Nays” were as follows:

"AYES": Khari Mosley, Alex Laroco, Jala Rucker, and Valerie McDonald-Roberts.

"NAYS": None.

The Ms. Rucker declared the motion carried and the meeting adjourned.

Recording Secretary

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