

**HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD OF COMMISSIONERS MEETING**  
**MEETING MINUTES**  
**January 23, 2025**  
**412 Boulevard of the Allies, 7<sup>th</sup> Fl. Board Room**  
**Via Zoom Webinar**

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, January 23, 2025, at 412 Boulevard of the Allies, 7<sup>th</sup> Floor Board Room and Via Zoom Webinar. The meeting began at 10:30 a.m.

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

Next, the Chair noted that the Board members previously received a copy of the December 12, 2024, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Jala Rucker made a motion to approve, and Alex Laroco seconded the motion.

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

“AYES”: Jake Wheatley, Alex Laroco and Jala Rucker.

“NAYS”: None.

The Chair declared the motion carried and the minutes approved.

At this time, Commissioners, McDonald-Roberts, Mosley and Lane joined the meeting via Zoom Conferencing.

Michelle Sandidge presented the Activity Report for January 2025.

**ACTIVITY REPORT:**

January 2025

~From the HUD desk.

Congratulations:

Dear Mr. Binion:

Congress has extended the Moving to Work (MTW) Demonstration for the initial 39 MTW public housing agencies. Your PHA's current MTW Agreement is hereby modified and extended until the end of its **2038** fiscal year. Throughout the next 14 years of the MTW Demonstration, we look forward to continued innovation and partnership in serving low-income households across the country.

Sincerely,

Richard J. Monocchio

Principal Deputy Assistant Secretary for Public and Indian Housing

Kudos to Mr. Binion, Denise Wesley, JW Kim, Marsha Grayson, and Amanda Hower who met with HUD local and in DC to justify our inclusion in the extension. Thanks HUD!!!

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

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

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

"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

We have been working to start a tenant council at the Glen Hazel high rise since about June. My comment today is to focus on how we are facing challenges with not having a space we can reliably use through the seasons, and we don't have any access to office supplies.

We can't use the Community room because there is no heat in that room. When we buy space heaters and turn them on in the community room, the circuit trips. Some of the outlets in that room don't work at all. There are a few rooms in the building that are not in use. There is a room in the back for a Service Coordinator we don't have. There is also the room toward the front that is sitting empty. City Parks has a room, and they have no responsibility to the building.

Tenant council has everything to do with the building and we need that other office. We were told that tenant council used to have their own office with their own computer with a printer and office supplies. It is hard for us to get our work done, such as printing nomination ballots and bylaws without access to a computer, printer, and paper.

I am also concerned with the recent changes to the building. Members from HACP came in to assist, and since then they have painted the walls and dusted the fake plants in the lobby. We want to see real repairs and the replacement of parts for things like the

elevator and the boilers. One of the elevators has been working but it shakes and jumps each time you use it.

I am also wondering about the meeting that was supposed to happen with HACP and Glen Hazel tenants. We watched the last board meetings and heard it was supposed to happen before Thanksgiving in November, then we heard it would happen in January.

We know that people from the HACP board came to Glen Hazel, but residents were not given any notice--we weren't told a meeting was scheduled because no one reached out to us.

2. Al Ferguson Jr.  
(412) 420-9165

Wants Comment Read Aloud: YES  
Wants Response: YES

I live in Glen Hazel, and they owe me back rent. When I first moved in a few years ago I started paying extra on my rent. I was paying an extra \$20 so that I could owe less at the end of the year. When Christmas came around that year I owed less since I have been paying extra. When I paid that bill they said I was late on my rent and they started charging me \$5/day for each day I was late. It added up to \$145 dollars that they said I owed them. They also owe me \$6 because of a late fee.

I get my rent recertified two times a year, and each time I have to get a letter from the social security office. I can't get ahold of SSDI, so this has been challenging for me. What am I supposed to do?

I gave the management my 2024 and 2025 year invoice, but management says I need more verification--a letter from SSDI. I just don't know what to do at this point, I am between a rock and a hard place with the people downstairs. If I could, I would move but I don't really want to. I am too sick to move.

3. Pat Robinson  
(412) 421-1143

Wants Comment Read Aloud: YES  
Wants Response: YES

I live in Glen Hazel, and I like to pay my rent with a check. They haven't processed my check on time the last two months. When they don't process my check on time it hits me with a late fee. I make sure to pay before the third, and when they don't cash my check until the 10th it creates problems for me and my budget. I am older and I need my checks cashed on time so that I can balance my checkbook with my receipts to make sure everything is in order. I have had to use money orders recently to avoid this issue. I know I pay on time; I am never late on my bills. The money order is more of a hassle for

me. If they allow us to pay with checks they should make sure to cash them on time, so we don't have to worry about a late fee.

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

Wants Comment Read Aloud: YES  
Wants Response: YES

I live in Glen Hazel high rise, and I got sick from being in that community room because it was so cold. I miss the lunches, and I don't understand why there isn't effort to make sure we can get them. As seniors who rely on them for hot lunches. It seems like they forgot all about us. There are a lot of people who benefited a lot from the 50 cent lunches who cannot make it down the hill for the replacement lunch being offered down there. We are older people who have issues and the bus they send for us is often late. It is hard for us to get all bundled to take the bus. It isn't fair that we can't get heat in the community room. It isn't fair we don't have lunches. We at least deserve that: heat and lunches.

My other comment is that I pay my rent early every month. I pay it the 26th of the month when rent is due the 5th. I am consistently charged a late charge. The ledgers are never right. How can this be fixed?

5. Ralphine Coleman  
(412) 377-0637  
[Ralphine1958@gmail.com](mailto:Ralphine1958@gmail.com)

Wants Comment Read Aloud: YES  
Wants Response: YES

We need the heat to be back on downstairs. The heat has turned off in the community room in the wintertime for years now. This happens every winter. Some seniors, all they eat is the hot lunch. We have trouble getting in touch with the management, MMS. We heard from HACP that they were accepting bids to turn the heat back on in the community room. How long does it take? We haven't had bible study in over a month. They don't seem to care that we rely on that room. We need that room to grow fellowship, so we can have a place to go and socialize with our neighbors. Some of us are lonely and rely on that to connect with neighbors. It is crazy.

They took our lunches down the hill. Why can't they be delivered to us? I cannot get bundled to take the bus in this cold. It isn't fair to us. It is unfair they offer us an alternative which is inconvenient. Does the administrator of the hot lunch program know how this is being handled?

6. Tonya McGill  
(585) 415-0005

Wants Comment Read Aloud: YES

Wants Response: YES

I live in Glen Hazel. I had an incident on November 13 where the elevator was broken and paramedics had to walk 7 flights of steps to get me. They carried me down seven flights of steps in some sort of stretcher/chair. I got back from the hospital a month later and in order for me to get upstairs i had to call the fire department to transport me upstairs. We go without hot water. The heat works when it wants to work. We can't rely on having hot water. Even though the elevators are working right now, and we have heat right now, it doesn't mean we can guarantee it will work. We don't need short-term, band aid repairs. We need full replacements. For example, right now we have cloudy water. It stays cloudy and gray. Is this safe?

My point is, you've got all these things going on, but you have a man painting the hallway orange.

My other issue is that the management sends me letters that I owe \$3,000. One of the management team said to ignore it and just continue paying. However, this is a problem when recertification comes up. Late fees collect late fees and it's adding up. The office is hard for me to get in contact with. If it's business hours we should have access to a management team. The blinds are often closed so when we knock we get ignored. Can the blinds be open during business hours?

Mr. Binion should've vetted the people who are managing this building. It is the responsibility of HACP and of HUD to make sure the management is being held accountable to the RAD process. The issues are not just in the high rise, the issues are in the family sites too. My daughter lives in a unit with black mold in her basement and her children are sick. None of this is okay.

7. Richard Lucas II

(412) 526-2885

[r.lucas.210@gmail.com](mailto:r.lucas.210@gmail.com)

Wants Comment Read Aloud: YES

Wants Response: YES

I live in the Glen Hazel high rise. Last board meeting we were told that HACP is not the main entity we should be directing our habitability issues to. We know that the Glen Hazel property is managed by ARMDC, who subcontracts management responsibilities to a third party. We also know that ARMDC is an agent of HACP. If HACP says that our concerns are to be addressed by the managing agent, and the managing agent is ARMDC, how can we ARMDC tenants give comments to the correct body? How can we give our comments to ARMDC?

I also know that RAD means that a comprehensive renovation was supposed to be done. On a building-wide level there are several issues which you've heard about. Is this a building that had millions of dollars invested into it since RAD began?

This is tiring. I am trying to set up an appointment for rent recertification and I don't hear back from them. I've been trying to get my rent together for a long time. My last recertification was two years ago. Nothing about the rent recertification process is consistent. My rent is still not adjusted, and I've been trying to get it readjusted. On my end I've kept my receipts, and management loses receipts on their end, and they make me jump through confusing hoops to try and get it fixed. Are these procedures ever supervised by HACP or HUD?

8. Tierah Williams  
(412) 618-8895  
[Tierahw@gmail.com](mailto:Tierahw@gmail.com)

Wants Comment Read Aloud: YES  
Wants Response: YES

When will there be funding for Glen Hazel Properties, There are no maintenance workers up there to fix units. My roof has been caved in since October with a water leak and has yet to be fixed or addressed. The property manager stated that the Regional manager denied funding for out sourced contractors to fix these issues within these units. When will there be funding for families to move into these units? Why is it that units are available and empty?

9. Ebonie Pryor  
(412) 862-9050  
[eboniebrown9@gmail.com](mailto:eboniebrown9@gmail.com)

Wants Comment Read Aloud: YES  
Wants Response: YES

Hello, my name is Ebonie Pryor. I reside in the Glen Hazel residents, housing authority. I've been having a situation with my basement with this mold and a lot of maggots in my basement for the last six months. The health department came about 5 or 6 times about the same situation. Due to the mold and the maggots and the sewage coming through the vents in the basement when I turn my heat on I was admitted to the hospital for 7 days with 6 blood clots that were unprovoked. HACP knew about the situation before I went to the hospital, in September.

When I got back to my house from the hospital I was hit with literally thousands of flies. I had to mop my ceiling with a mop and broom because everything was covered in flies. I had to go stay with my mom after I got it somewhat cleaned up. It keeps getting worse. My girls started to get sick, they have type I diabetes, but they kept getting sicker. They were fatigued and couldn't sleep or eat. Once their illness didn't go away I

took them to Children's hospital in the beginning of October. They were admitted with upper respiratory infections, and one of my kids was admitted with pneumonia. The social worker looked at the pictures and videos of what was going on inside the house. The pictures and videos are of my basement and the basement floor.

When you enter my basement the air is heavy on the chest. There are inches of black water and there are organisms moving in it. There are thousands of maggots and flies and black mold in stagnant water. The entire basement floor is covered in thick black moldy water. My kids and I are wheezing, and I am constantly running back and forth from Children's. This is all going on while I don't have a functional stove or heat. I have told HACP about this months ago.

Since September I haven't had a functional stove or heat. I couldn't do Christmas or Thanksgiving for my kids. They installed a new stove yesterday 1/21 but my basement is still a health biohazard. Like I said I don't have heat either. HACP sent a maintenance man to try to fix the heat, but he did not stay long because he said he wasn't going down in the basement due to the health hazards in the basement. He refused to work on the heater until the mold and maggots are resolved.

My girls and I haven't been able to sleep in our bedrooms for at least a month. We have to sleep huddled in the living room with a space. This week, the coldest of the year, we do not have heat. We tried staying with my mom who lives in the high rise but while we were there my kids got bed bugs. And half the time my mom doesn't have hot water. Both the high rise and family units are deplorable.

My issues are longstanding, but they still aren't resolved. It is a lot for me to deal with all the way around. The new stove is in, but the gas is leaking. This happened last week, Thursday January 16th. We were without gas for several days. Again, now there's a functional stove and gas on top of all these other issues. Everything is connected up here and we need action from HACP.

10. Andre Thrower  
412-320-3964  
[andrethrower35@gmail.com](mailto:andrethrower35@gmail.com)

Wants Comment Read Aloud: YES  
Wants Response: YES

I would like to comment on how my apartment is so cold. The heat barely works. It feels like basic things weren't fixed but what they did was paint over the problem. The building shared spaces are freezing, like the community room or the hallway. Yes there's new paint but the building is still too cold. I feel like this paint is a spit in our face. It doesn't fix the problems. They say I owe \$3,940. I know I don't owe that much money. They tell me my payment was late. How did it get to that point?

11. Dorene Powell

(412) 657-1020  
[zionsun102979@gmail.com](mailto:zionsun102979@gmail.com)

Wants Comment Read Aloud: YES  
Wants Response: YES

I know there was a 30 day remediation plan for Glen Hazel. The changes they have been making are purely aesthetic. The floors and the arches are cleaner and repainted. It seems like they are trying to get more organized, because when I moved in they lost my keys within one day, so that I couldn't move in. Any sort of conversation with management is extremely unprofessional. We need to see a management company who wants to be here, management who wants to help tenants with their questions. When will we see results from the trainings and from the 30 day remediation plan? We need clarity on what they were supposed to get done in these 30 days and a status update on how far along they have come in this process.

When I pay my rent I've seen the worker stick my check in a drawer in the desk. It is not reassuring to make sure my check gets cashed. I was told we don't have a system to pay online. But my neighbors said they pay online. It's clear that we are being told different things. What is the truth? And when will the meeting be where residents are given notice they have the opportunity to meet with HACP representatives? I would like to see a new modern system for collecting rent.

12. Megan Hammond  
(412) 391-2535  
[megan@fhp.org](mailto:megan@fhp.org)

Wants Comment Read Aloud: YES  
Wants Response: YES

Resolution 11 is a transfer of funds to Allies & Ross Management and Development Corporation. \$21.5 million is being transferred to ARMDC from Moving to Work funds. Additionally, the resolution states that ARMDC will submit a monthly grant report to HACP's Board of Commissioners detailing the disbursements of the funds.

My question is, will the HACP Commissioners share publicly the monthly ARMDC report it receives on ARMDC's disbursements of funds?

I recognize that ARMDC doesn't have the same transparency requirements that a Public Housing Authority does.

However, the public would be well served to be able to engage with HACP and ARMDC on how the funds transferred from HACP to ARMDC are expended.

**RESOLUTIONS:**



## 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 delivery service; 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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Majestic Lane seconded the motion. After a discussion.

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

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

"NAYS": None.

The Chair declared the motion carried and the Resolution approved.

### **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.

Next, Mr. Wheatley 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": Jake Wheatley, Khari Mosley, Alex Laroco, Jala Rucker, Valerie McDonald-Roberts and Majestic Lane.

"NAYS": None.

The Chair declared the motion carried and the Resolution approved.

**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.

**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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Majestic Lane 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”: Jake Wheatley, Khari Mosley, Alex Laroco, Jala Rucker,

Valerie McDonald-Roberts and Majestic Lane.

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

### **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 a.m. and 6:00 p.m. and Wednesday, December 18, 2024, at 11:00 a.m. and 6:00 p.m.; 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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Jala Rucker made a motion to approve, and Valerie McDonald-Robers seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

### **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.

Next, Mr. Wheatley 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”: Jake Wheatley, Khari Mosley, Alex Laroco, Jala Rucker, Valerie McDonald-Roberts and Majestic Lane.

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

### **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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Robers made a motion to approve, and Majestic Lane seconded the motion. After a discussion.

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

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

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.



## 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 MWDBE 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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Alex Laroco made a motion to approve, and Majestic Lane seconded the motion. After a discussion.

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

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

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

### **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; and

**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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Robers made a motion to approve, and Jala Rucker seconded the motion. After a discussion.

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

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

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

### **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 HACP; 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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Robers made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

### **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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Majestic Lane seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

## 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 FY 2022 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 (1) 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 an 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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Jala Rucker 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”: Jake Wheatley, Khari Mosley, Alex Laroco, Jala Rucker, Valerie McDonald-Roberts and Majestic Lane.

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

### **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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Jala Rucker seconded the motion. After a discussion.

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

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

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

## **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); and

**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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Jala Rucker seconded the motion. After a discussion.

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

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

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

### **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; and

**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.

Next, Mr. Wheatley 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": Jake Wheatley, Khari Mosley, Alex Laroco, Jala Rucker, Valerie McDonald-Roberts and Majestic Lane.

"NAYS": None.

The Chair declared the motion carried and the Resolution approved.

## 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.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Jala Rucker 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”: Jake Wheatley, Kahri Mosley, Alex Laroco, Jala Rucker, Valerie McDonald-Roberts and Majestic Lane.

“NAYS”: None.

The Chair declared the motion carried and the Resolution approved.

**RESOLUTION No. 78 of 2024 (Tabled December 12, 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.

This resolution was not taken off the table by Chairman Wheatley. The Chair will discuss this with the other commissioners, and it will be taken off the table at February's Board of Commissioners meeting for a vote.

**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.

Mr. Wheatley addressed the board and stated that Mr. Binion, although in touch with him and everyone daily, said that our prayers are with him for his full recovery, and we look forward to his return and his presence is thoroughly missed.

**NEW BUSINESS:** None

Ms. Rucker addressed the board and asked that the video and recording of this and all meetings be posted to the HACP website and social media in a timely manner.

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

Jala Rucker made a motion to adjourn, and Alex Laroco seconded the motion.

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

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

"NAYS": None.

The Chair declared the motion carried and the Resolution approved.

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'.