

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
March 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, March 27, 2025, at 412 Boulevard of the Allies, LL Conference Room and Via Zoom Webinar. The meeting began at 10:30 a.m.

Jake Wheately, Majestic Lane, and Alex Laroco are no longer on the HACP BoC as of 3/25/24.

New Members as of 3/25/25: Charlise Smith, Wasi Mohamad, and Tammy Thompson.

The HACP Board Vice-Chair, Ms. Jala Rucker, called the meeting to order. The Commissioners in attendance: Ms. Jala Rucker, Mr. Khari Mosley, Wasi Mohamad, Tammy Thompson were present, and Ms. Charlise Smith, Ms. Janet Evans and Ms. Valerie McDonald-Roberts joined via Zoom conferencing.

Next, the Vice-Chair noted that the Board members previously received a copy of the February 27, 2025, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Charlise Smith made a motion to approve, and Valerie McDonald-Roberts seconded the motion.

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and Charlise Smith.

“NAYS”: None.

“ABSTAIN” Tammy Thompson

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

Wasi Mohamad and Khari Mosley joined the meeting at this time.

Next, the Vice-Chair asked for a motion to approve the Activity Report. Valerie McDonald-Roberts made a motion to approve, and Khari Mosley seconded the motion.

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and Charlise Smith, Khari Mosley and Wasi Mohamad.

“NAYS”: None.

“ABSTAIN” Tammy Thompson

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

ACTIVITY REPORT:

Michelle Sandidge presented the activity report.

~Shout Out to our partner Computer Reach. YTD 180 computers have been given to residents. In addition, we are gearing up to distribute the 90 laptops from the \$270k Pennsylvania Broadband Development Authority (PBDA), an independent agency of the Pennsylvania Department of Community & Economic Development (DCED) state grant we received for residents engaged in FSS, Workforce Development, CAC, and Virtual Parenting and CyberBus programs.

~Vita tax return update from Bedford Envision Center location YTD \$335,668 in returns. Partner Just Harvest

~We welcomed 2 more Tenant Council’s representatives at our monthly RAB meeting. ~Morse Gardens and PA Bidwell. Thanks to Mr. Binion’s coordination with City Council members Warwick/Charland. They assisted with the third party election procedures. This was following a suggestion from our ED/staff Listening Post Community meetings. Those meetings are scheduled to start again next quarter. Total TC representatives is now 15 out of 20 and includes Scattered Sites and mixed finance.

~The fourth *Coffee with the Cops* took place at Morse Gardens with over 20 residents attending. Congrats to our Public safety Dept.

~Mandatory Fire Drills will start again this spring. Our HUD best practice model takes place in conjunction with Pgh Fire Bureau.

~ HUD requires Smoking Cessation programs and smoke free information for residents. That started again this month , with our partner the American Cancer Society.

~ YTD we’ve added 9 Home buyers to the 2025 homeowner rolls. Through our partnership with the URA’s Own PGH program, the HACP provides a 2nd deferred mortgage up to \$40K. The HACP has contributed over 4 million dollars to the URA for this program since 2023 to advance residents homeownership opportunities. This has resulted in 66 residents becoming homeowners.

~ Congrats RSS ...the HUD/ Family Self Sufficiency renewal grant for 392k. This grant provides funding for approved positions to coordinate and execute self-sufficiency services to over 270 current program participants tracked through the HUD/FSS system.

~The (FSS) program helps HUD-assisted families build assets, increase earnings, and reduce reliance on rental subsidies and welfare, as well as participate in homeownership and more.

~We are waiting on the announcement for the National ROSS (resident opportunities for self-sufficiency) Grant renewals. Our renewal application is for 540k. This grant provides funding to serve over 250 plus residents. Ross Grant is the Gateway to the FSS program.

- Recruiting program participants
- Conducting resident needs assessments
- Making referrals to services and programming
- Providing case management and coaching
- Establishing and maintaining partnerships with local service providers
- Tracking outcomes and reporting to HUD

~Updates ...NAHRO is reporting 73 as the HUD national average for PHA/ NSPIRE inspections. National Standards for the Physical Inspection of Real Estate . HACP's average is 84! 11 points higher than the national average including our portfolio of legacy units! Nice work, PM/FS Team!

...Heads Up....HUD is changing from HQS to NSPIRE inspections for HCV in October. The new NSPIRE inspections will include many changes for both residents and landlords. We are in communication with CLPHA in DC and preparing information and training for both LL and participants.

~HCV /Occupancy received rave reviews from HUD for their positive Landlord Advisory group meetings....30 plus LLs strong! The One Stop Shop seeing over 25 thousand residents in person in 2023/2024 (not including the call ins)YTD over 2k,... Accolades continued for rapid processing in Occupancy over 17 thousand applicants and in HCV, contract processing went from 2 1/2 months to 22 days. HUD notes HCV has made a big leap out of the pandemic. And notes complaints calls to HUD dropped from 35 a year, to 2.

~Last HUD accolades were for helping ACHA with their funding issues as we continue to manage and fund PORTS. Unfortunately, ACHA, and parts of California and NYC and other PHAS have halted all HCV issuing of all vouchers, and have stopped accepting new landlords to their program. All PHAs were notified yesterday to stop issuing emergency housing vouchers by April 9th. There is also speculation that certain grant and other program funds may be recaptured.

~Thanks to the forecasting of Mr. Binion and CFO Bernie McGinley. This HUD recognition notes the HACP is a positive headline maker !! Having the playbook for customer service, redesigning efficiency, and fiscal responsibility.

~Clean Slate E3 Scholarship applications are now being taken. Pass the word. Scholarships for residents are \$20,000 apiece that's \$5000 a year every year for four years. Our educational and matching fund partner is NEED. CS E3 is the HACP's nonprofit. Currently we have 32 students in the program. We've given out close to a million dollars from the E3 scholarship program

~Mobile Computer Lab...CyberBus stats for 2023/24 3372 visits for Stem coding, gaming, and senior services. Partner is the Bus stops Here Bettis Foundation and Stem coding lab

~A big handclap for facilities services, they saved close to \$400,000 in overtime over the past two years, while providing excellent service and customer care. FS/HR ..Wow

~The newly appointed HUD regional director Joe Defelice is coming this spring. Looking to have follow up meeting and tour with Mr. Binion to discuss HUD award winning programs and grants the HACP has executed since his visit some 4 years ago. He will also discuss future HUD funding opportunities.

~Spoiler Alert

More Affordable Housing...Ribbon Cutting for the Stanton Highland apartments coming soon. That's our partnership with Action Housing. Congrats Mod/Dev. I've lost count of the ribbon cuttings and ground breakings of affordable housing partnerships!!

~SURPRISE

This just in... Congratulations on being nominated and selected as a Hall of Fame recipient from the Lincoln University (MO) Alumni Association, Inc., at its 78th National Alumni Association convention in St. Louis, MO, June... who? Caster D. Binion.

Khari Mosley and Wasi Mohamad joined the meeting at this time.

PUBLIC COMMENTS: (Written)

1. Megan Hammond

(412) 391-2535

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.

Today, I've two questions.

One, regarding Resolution 29, which is a \$7 million contract for a 1-year period regarding responding within a 2-hour period to a property disaster such as a fire or a flood.

I commend HACP on improving its capacity for rapidly responding to disasters.

Can you provide more information about the parameters for disaster responses? For example, what constitutes a disaster, such as, is a non-functioning elevator a disaster? If a disaster results in requiring residents to evacuate the building, can the funds be used to temporarily house residents?

Two, can you provide an update on the Housing Choice Voucher Program waiting list? Last year, HACP received over 11,000 news pre-applications for an HCV and late last month HACP launched its Applicant Portal. Can you provide an update on how many new HCVs have been issued and leased up as well as how the Applicant Portal is assisting with Waiting List management?

2. Barbara Raiford

(412) 679-9343

megan@fhp.org

Wants Comment Read Aloud: YES

Wants Response: YES

Hello, I am a Glen Hazel resident, and I am part of the resident group trying to form a tenant council. This month we had Anthony Ceoffe and Louise Garner join us for two of our meetings. We have seen some changes and appreciate the improved communication. Moving forward we would like the tenant council to be involved in the repair and maintenance schedule for our building, so we have a direct voice in ensuring our needs are met. Thank you and I'm looking forward to seeing more changes to come.

3. Richard Lucas II

(412) 526-2885

Wants Comment Read Aloud: YES

Wants Response: YES

I live in the Glen Hazel high rise and since February over 30 Glen Hazel residents received "30-day notice to vacate" letters in the mail. Management has said that many more are set to be sent out--over 60 in total. Many of us have had issues with our rent ledgers being inaccurate and/or our rent recertification paperwork being misfiled. I would like to see management be held accountable for this in addition to the longstanding habitability issues we have experienced. I appreciate that management has now been meeting with tenants to address ledgers. I hope that moving forward I am able to get a receipt each month so that our records correspond.

In-Person Public Comments:

Lori Strothers – Bedford Dwellings TC, RL
Nancy Noszka – Hazelwood Initiative, Homewood Partnership
Kimberlee Holiday – Homeownership Participant
Angel Ivy – Realtor, Homeownership
Rev. Saja Owens – Land Lord
Shawnee Wright - HCV
Ms. Winnie Evans - NVH

RESOLUTIONS:

RESOLUTION No. 23 of 2025

A Resolution– Authorizing the Executive Director or his Designee to Enter into an Electrical Construction Contract with F5 Facilities Services for the 1204/1206 Arch Street Duplex Renovation, AMP 39

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the property located at 1204/1206 Arch Street, in the Central Northside neighborhood located in the Mexican War Streets of the North Side neighborhood of the City of Pittsburgh. The property is a three (3) story duplex built in 1915, consisting of two (2) adjacent-three (3) unit multifamily buildings; totaling six (6) two-bedroom & one-bathroom apartments, each offering 844 square feet of living space. The property has been purchased for future use as Low-Income Public Housing (LIPH) and will be integrated into the Scattered Sites North AMP-39 portfolio.

WHEREAS The HACP has determined the need for electrical construction to complete the portion of the project and for the eventual occupancy of 1204/1206 Arch Street Duplex by residents; and

WHEREAS, The HACP has retained Fukui Architects to define the appropriate scope of work for the Project; and

WHEREAS, on December 23, 2024, the HACP advertised an Invitation for Bids (IFB) #600-40-24 seeking qualified vendors for the Project, and on February 4, 2025, the HACP received two (2) bids in response to the IFB; and

WHEREAS, F5 Facilities Services is the lowest responsive and responsible electrical construction bidder with a bid amount of \$70,140.00; 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 General Construction contract in the total amount of \$70,140.00 with F5 Facilities Services for the Project; and

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

Next, Ms. Rucker asked the Board for a motion to approve the resolution. Commissioner Mosley made a motion to approve, and Commissioner Mohamed seconded the motion. After a discussion:

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

“AYES”: Khari Mosley, Wasi Mohamad, Jala Rucker,
Valerie McDonald-Roberts, Charlise Smith and Janet Evans.

“NAYS”: None.

“ABSTAIN”: Tammy Thompson

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 24 of 2025

A Resolution– Authorizing the Executive Director or his Designee to Enter into a General Construction Contract with F5 Facilities Services for the 1204/1206 Arch Street Duplex Renovation, AMP 39

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the property located at 1204/1206 Arch Street, in the Central Northside neighborhood located in the Mexican War Streets of the North Side neighborhood of the City of Pittsburgh. The property is a three (3) story duplex built in 1915, consisting of two (2) adjacent-three (3) unit multifamily buildings; totaling six (6) two-bedroom & one-bathroom apartments, each offering 844 square feet of living space. The property has been purchased for future use as Low-Income Public Housing (LIPH) and will be integrated into the Scattered Sites North AMP-39 portfolio; and

WHEREAS the HACP has determined the need for General Construction to complete the portion of the project and for the eventual occupancy of 1204/1206 Arch Street Duplex by residents; and

WHEREAS, the HACP has retained Fukui Architects to define the appropriate scope of work for the Project; and

WHEREAS, on December 23, 2024, the HACP advertised an Invitation for Bids (IFB) #600-40-24 seeking qualified vendors for the Project, and on February 4, 2025, the HACP received two (2) bids in response to the IFB; and

WHEREAS, F5 Facilities Services is the lowest responsive and responsible General Construction bidder with a bid amount of \$114,205.00; 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 General Construction contract in the total amount of \$114,205.00 with F5 Facilities Services for the Project; and

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

Next, Ms. Rucker asked the Board for a motion to approve the resolution. Commissioner Mosley made a motion to approve, and Commissioner Evans seconded the motion. After a discussion:

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

“AYES”: Khari Mosley, Wasi Mohamad, Jala Rucker,
Valerie McDonald-Roberts, Charlise Smith and Janet Evans.

“NAYS”: None.

“ABSTAIN”: Tammy Thompson

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 25 of 2025

A Resolution– Authorizing the Executive Director or his Designee to Enter into a Mechanical Construction Contract with Frederick & Son Contracting for the 1204/1206 Arch Street Duplex Renovation, AMP 39

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the property located at 1204/1206 Arch Street, in the Central Northside neighborhood located in the

Mexican War Streets of the North Side neighborhood of the City of Pittsburgh. The property is a three (3) story duplex built in 1915, consisting of two (2) adjacent-three (3) unit multifamily buildings; totaling six (6) two-bedroom & one-bathroom apartments, each offering 844 square feet of living space. The property has been purchased for future use as Low-Income Public Housing (LIPH) and will be integrated into the Scattered Sites North AMP-39 portfolio.

WHEREAS, the HACP has determined the need for mechanical construction to complete the portion of the project and for the eventual occupancy of 1204/1206 Arch Street Duplex by residents; and

WHEREAS, the HACP has retained Fukui Architects to define the appropriate scope of work for the Project; and

WHEREAS, on December 23, 2024, the HACP advertised an Invitation for Bids (IFB) #600-40-24 seeking qualified vendors for the Project, and on February 4, 2025, the HACP received two (2) bids in response to the IFB; and

WHEREAS, Frederick & Son Contracting is the lowest responsive and responsible Mechanical Construction bidder with a bid amount of \$81,000.00; 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 Mechanical Construction contract in the total amount of \$81,000.00 with Frederick & Son Contracting for the Project; and

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

Next, Ms. Rucker asked the Board for a motion to approve the resolution. Commissioner Mosley made a motion to approve, and Commissioner Mohamed seconded the motion. After a discussion:

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

“AYES”: Khari Mosley, Wasi Mohamad, Jala Rucker,
Valerie McDonald-Roberts, Charlise Smith and Janet Evans.

“NAYS”: None.

“ABSTAIN”: Tammy Thompson

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 26 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Approve a Change Order from Schulteis Electric, Inc. to install View Windows to the Fire Alarm Cabinets for the Sprinkler System Heat Trace Project in accordance with the request from the City of Pittsburgh Bureau of Fire at Homewood North Family Community, AMP-20

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to issue a change order to install view windows to the Fire Alarm Cabinets for Fire Suppression System Heat Trace Protection project at Homewood North, AMP-20; and

WHEREAS, the HACP procured a contract between Central Susquehanna Intermediate Unit No.16 (CSIU) and TSB, Inc. doing business as Schultheis Electric, Inc. which was competitively procured through the Keystone Purchasing Network (KPN) JOC ezIQC® cooperative purchasing program to carry out the project work, including additional component upgrade work through a previous change order; and

WHEREAS, the subject original contract expired on December 31, 2022; however, the contract contained three (3) additional one-year options to renew terms, with a final expiration date of December 31, 2025; and

WHEREAS, the Fire Suppression System Heat Trace project was largely complete; however, during the City of Pittsburgh Bureau of Fire inspection, the Deputy Fire Marshal requested modifications to the Fire Alarm Cabinets, specifically the installation of view windows. As a result, Schultheis was requested to submit for an additional change order in accordance with the request from the City of Pittsburgh Bureau of Fire; and

WHEREAS, the HACP has determined that it is necessary to issue an additional Change Order No. 2 for the installation of view windows to the Fire Alarm Cabinets as part of the Fire Suppression System Heat Trace Protection project, at Homewood North Family Community, AMP-20, in accordance with the request from the City of Pittsburgh Bureau of Fire; and

WHEREAS, the HACP Board of Commissioners approved an initial Change Order No. 1 on December 14, 2023, through Resolution #86 of 2023, in the amount of \$64,734.80 for additional work from the Facility Services Department Electronics Technical Team’s reevaluation and recommendations for modifications to the Fire Suppression System to align with the HACP’s long-term plans; and

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

WHEREAS, given the previous Change Order No. 1 exceeded the HACP Procurement Policy change order threshold, the subsequent Change Order No. 2 is also required to be presented to the HACP Board of Commissioners for approval in the amount of \$4,251.60; 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 proceed with a Change Order for the existing contract between CSIU and TSB, Inc. dba Schultheis Electric, Inc. for Homewood North Family Community, AMP-20 in the amount of \$4,251.60, which increase the total amount of the contract to \$229,789.24; and

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

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

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

"AYES": Khari Mosley, Wasi Mohamad, Jala Rucker,
Valerie McDonald-Roberts, Charlise Smith and Janet Evans.

"NAYS": None.

"ABSTAIN": Tammy Thompson

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 27 of 2025

A Resolution - Authorizing the Executive Director or his Designee to utilize an existing contract with Trane Technologies through OMNIA PARTNERS Cooperative Purchasing Program for the Replacement of HVAC Equipment and Safety Upgrades at Morse Gardens, (Historic Building) AMP-45

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) recognizes the need for the replacement of failing Heating, Ventilation and Air Conditioning (HVAC) equipment and necessary safety upgrades at Morse Gardens, AMP-45 (Historic Building); and

WHEREAS, a cooperative purchasing agreement utilizing Trane's Omnia Partners Contract #3341 and Omnia/US Communities Contract D3-29-10013-24-001 supports the HVAC construction activities at Morse Gardens; and

WHEREAS, the HACP intends to utilize this existing contract for the replacement of failing HVAC equipment and necessary safety upgrades at Morse Gardens to ensure the project is completed in a timely and cost-effective manner; and

WHEREAS, the Omnia Partners Contract #3341 and Omnia/US Communities Contract D3-29-10013-24-001 contract's current term ends 8/31/2027; and

WHEREAS, the HACP desires Trane Technologies to provide the construction services for the replacement of failing HVAC equipment and necessary safety upgrades which will also include Building Automation System (BAS) to monitor and control the HVAC System at Morse Gardens, AMP-45 utilizing the Trane's Omnia Partners Contract #3341 for the sum of \$1,873,654.00; 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 construction contract for the remaining \$1,873,654.00, following the prior approval of \$326,616.00 under Resolution No. 14 of 2025 for equipment procurement and safety upgrades at Morse Gardens (AMP-45); and

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

Next, Ms. Rucker asked the Board for a motion to approve the resolution. Commissioner Mosley made a motion to approve, and Commissioner Mohamed seconded the motion. After a discussion:

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

“AYES”: Khari Mosley, Wasi Mohamad, Jala Rucker,
Valerie McDonald-Roberts, Charlise Smith and Janet Evans.

“NAYS”: None.

“ABSTAIN”: Tammy Thompson

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 28 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Award Contracts for Professional Architectural and Engineering Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent to utilize Architectural and Engineering (A/E) professionals under contracts for development and modernization work; and

WHEREAS, contracted A/E firms are utilized in planning, designing, and administering construction or rehabilitation of projects the HACP undertakes authority-wide; and

WHEREAS, on February 26, 2025, the HACP issued Request for Proposals (RFP) #600-13-25 seeking qualified firms capable of providing professional architectural and engineering services; and

WHEREAS, the HACP received eight (8) proposals in response to the RFP; and

WHEREAS, Fukui Architects P.C., AE7 LLC, Tusick & Associates Inc, Renaissance 3 Architects d/b/a R3A Architecture, Architectural Innovations LLC and Multi-Lynx Companies Inc submitted the highest ranked, responsive, and responsible proposals; 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 contracts in the aggregate amount of five million seven hundred seventy-five thousand forty-three dollars and forty-one cents (\$5,775,043.41) with Fukui Architects P.C., AE7 LLC, Tusick & Associates Inc, Renaissance 3 Architects d/b/a R3A Architecture, Architectural Innovations LLC and Multi-Lynx Companies Inc for professional architectural and engineering services for two (2) years with three (3) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$5,775,043.41 shall be payable from Moving to Work (MTW) and/or Program Income funds.

Next, Ms. Rucker asked the Board for a motion to approve the resolution. Evans made a motion to approve, and Commissioner Mohamed seconded the motion. After a discussion:

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

“AYES”: Khari Mosley, Wasi Mohamad, Jala Rucker,
Valerie McDonald-Roberts, Charlise Smith and Janet Evans.

“NAYS”: None.

“ABSTAIN”: Tammy Thompson

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 29 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Execute Temporary Contract(s) with Contractors Capable of Emergency Response, Remediation and Repair in the Event of Fire, Flood and /or Similar Type of Disaster

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is in need of contractor(s) capable of responding and be on a property within two (2) hours of receiving a call regarding a loss due to fire, flood, and/or similar type of disaster; and

WHEREAS, the HACP has determined that it is in need of contractor(s) within twenty-four hours that is capable of providing a source description, loss specific damages description, scope of work description, mitigation description, photos and estimated completion costs and dates; and

WHEREAS, the HACP has determined that it is in need of contractor(s) capable of identifying environmental concerns, including asbestos; and

WHEREAS, the HACP has determined that it is in need of contractor(s) capable of providing mitigation costs on a Time and Materials basis; and

WHEREAS,; the HACP has determined that it is in need of contractor(s) capable of providing supporting documentation for all estimates, including Daily Time Sheets, Material Logs, Equipment Logs and Moisture Readings; and

WHEREAS, the HACP Procurement Policy requires HACP Board of Commissioners approval for cumulative change orders exceeding \$50,000; and

WHEREAS, ATI Restoration LLC currently has a government contract the HACP can “piggy- back” off of and it has been reviewed and determined to be reasonable, and it will be 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 enter into a contract with ATI Restoration LLC in an amount not to exceed \$7,000,000.00 for a term not to exceed twelve (12) months to cover the costs related to remediation and restoration; and

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

Next, Ms. Rucker asked the Board for a motion to approve the resolution. Commissioner Mosley made a motion to approve, and Commissioner Mohamed seconded the motion. After a discussion:

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

“AYES”: Khari Mosley, Wasi Mohamad, Jala Rucker,
Valerie McDonald-Roberts, Charlise Smith and Janet Evans.

“NAYS”: None.

“ABSTAIN”: Tammy Thompson

The Chair declared the motion carried and the Resolution approved.

EXECUTIVE REPORT: Executive Director, Caster D. Binion, welcomed the new board members. He thanked the Board for their leadership and thanked the staff for all their hard work. Mr. Binion also thanked the residents for attending the meeting. He stated that there will continue to be many ground breakings in the near future.

NEW BUSINESS: No new business.

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

Tammy Thompson made a motion to adjourn, and Khari Mosley seconded the motion.

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

"AYES": Khari Mosley, Wasi Mohamad, Jala Rucker,
Valerie McDonald-Robert, Charlise Smith and Janet Evans.

"NAYS": None.

"ABSTAIN": Tammy Thompson

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

Recording Secretary

Handwritten signature of Amy L. Shaffer in blue ink.