

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
APRIL 24, 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, April 24, 2025, at 412 Boulevard of the Allies, LL Conference Room and Via Zoom Webinar. The meeting began at 10:30 a.m.

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

NOMINATION OF OFFICERS:

At this time, Vice-Chair, Jala Rucker asked to open the floor to Nomination of Officers. Khari Mosely made a motion to open the floor to nomination of officers. Charlise Smith 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, Wasi Mohamed, Khari Mosley and
Tammy Thompson

"NAYS": None.

Jala Rucker asked for a nomination for Chair. Khari Mosely nominated Wasi Mohamed as Chair of the Board of Commissioners of the Housing Authority of the City of Pittsburgh. Charlise Smith 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, Wasi Mohamed, Khari Mosley and
Tammy Thompson

"NAYS": None.

Ms. Rucker asked if there were any other nominations for Chair (x2). With a majority vote for Wasi Mohamed for Chair the nominations are closed.

Ms. Rucker announced that Wasi Mohamed is now the Chair of the Board of the HACP. Congratulations.

Ms. Rucker asked if there were any other nominations. Ms. Janet Evans nominated Ms. Janet Evans as Vice Chair. Ms. Rucker asked if there was a second. There was no seconds. Ms. Rucker asked if there were any other nominations for Vice-Chair. Khari Mosely nominated Jala Rucker as Vice-Chair. Valerie McDonald-Roberts seconded the nomination.

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

The Vice-Chair declared the nomination carried, a majority vote was accepted and Jala Rucker as Vice-Chair is approved. Congratulations.

Next, the Vice-Chair noted that the Board members previously received a copy of the March 27, 2025, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Tammy Thompson 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, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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

ACTIVITY REPORT:

Michelle Sandidge presented the activity report.

Hi May I help you!!! OSS is averaging 12/1500 visitors a month.
HCV contracts completed last month 110
PBV 40 applicants briefed for a unit and the new Letsche Street Apartments are totally occupied ... 25 units.

I can say that someone in DC must be listening. We were awarded \$493,969 for our Ross grant. The three year grant application was submitted in September with no guarantee of renewal. York PA and HACP are the only PA authorities awarded in this round of funding. Ross/Realizing Opportunities for Self-Sufficiency, is the gateway to our FSS program. Ross serves 250 residents /FSS serves over 270.

ROSS staff

- Recruit program participants
- Conduct resident needs assessments
- Make referrals to services and programming
- Provide case management and coaching
- Establish and maintaining partnerships with local service providers
- Track outcomes and reporting to HUD

The popular Listening Post Meetings and Health Awareness Fairs have been scheduled. The plethora of dates are posted on our website/socials and digital signage. These events give residents the opportunity to meet our ED, HACP staff, and city officials, while voicing concerns and gaining vital health information.

It was a Good Friday with our partners Action Housing and DHS as we filmed for the upcoming grand opening at STANTON Highland Apartments, featuring 23 units of PBV affordable housing. And \$2.9 million dollars in GAP financing from HACP.

Ok you dared me. What the Heck. Our Sara Heck has helped yet another resident purchase a home. That's 13 and counting this year. Total since 2021 is 95. In my best Stephanie Mills Voice ..**when I think of Home**. Hey our homeownership program is all that and if you don't know, now, you know!!! The pics on display at this meeting are just some of the proud HACP homeownership program participants. And we also introduced **Homie** the virtual HACP digital avatar mascot created by CA, Lyss Hull and IT's Ali Mudaris. (Means teacher in Arabic).

In closing, the eagle has landed in one of our communities! I know the new residents, didn't submit a proper application, and they are not on the lease... but in flying high pecking order.... no pun intended.... they have squatters' rights, and they can NEST in any tree they want to. Stay tuned for more aerial, updates and a contest to guess what tree the bald eagle family calls home.

Our partnership with PixCams East will live stream the Bald Eagle family, so that the world can see the daily activity and when the eaglets hatch.

PUBLIC COMMENTS: (Written)

1. Jayla Ward

(724) 333-0186

queenbitch23@duck.com

Wants Comment Read Aloud: YES

Wants Response: YES

Help to get a home.

2. 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 questions about a few proposed resolutions.

Regarding Resolution 31 wherein the URA will be operating the OwnPGH program solely, without the partnership of the URA, moving forward for 2025. OwnPGH provides much needed assistance for affordable homebuying. Can you provide additional information about why OwnPGH will now be solely administered by the HACP? Additionally, can you further explain any anticipated changes to OwnPGH as a HACP-exclusive program? For example, will it be available to all income qualified Pittsburgh residents or only to households engaged in other HACP programs?

Regarding Resolution 33 wherein HACP is requesting the authorization of funds for a third-party firm to operate an answering service for emergency requests and routine maintenance. Can you explain the role of the answering service in conjunction with HACP's maintenance staff? For example, will the answering service coordinate with HACP's maintenance staff for the repairs to be done or will the answering service contract with a third-party to do the repair? Additionally, will the answering service monitor whether the repair is completed and whether the tenant is satisfied with the repair?

Regarding Resolution 38 which governs the Bedford Dwellings Choice Neighborhood Implementation. My question is regarding the ground lease. Can you provide more information on the roles and responsibilities of HACP and Trek that are detailed in the

ground lease? For example, is there an agreement on the criteria that will be used for tenant screening, particularly regarding credit scores, eviction history, and criminal background?

Regarding Resolution 39, wherein HACP is selling 8 Surplus Properties for 10% of their Fair Market Value to the adjacent property owners of the parcels. Can you provide a list that includes the addresses of the 8 Surplus Properties, the identities of the adjacent properties' owners, and the sale prices?

Thank you for your time and hard work.

RESOLUTIONS:

RESOLUTION No. 30 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Enter into a Contract with Granicus to Provide Website Design, Hosting and Maintenance Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is preparing to develop a new website (www.hacp.gov) which will replace the current iteration of the HACP's website (www.hacp.org) which has been in place for more than 25 years and was most recently overhauled in 2019; and

WHEREAS, the HACP has selected Granicus LLC to provide this service due to the company's capacity, technical ability, and long-standing public sector experience. Granicus has provided website services to thousands of public sector organizations, has extensive experience working with public housing authorities, and has a critical understanding of the specific needs of the Pittsburgh market, having recently completed website design projects for both the City of Pittsburgh and Allegheny County; and

WHEREAS, in the current digital environment an efficient, attractive, secure, client-centric website is a vital component of the HACP's communications infrastructure, that will be further relied upon in the coming years; and

WHEREAS, as detailed in their Service Level Agreement, Granicus commits to providing a reliable and high-performing website with a guaranteed availability of 99.9%. This commitment to both service levels and robust security measures ensures that the new HACP website will be consistently available, well-supported, and secure; and

WHEREAS, Granicus will be tasked with working under the direction of the HACP Information Technology (IT) and Community Affairs Departments in order to design and launch a new website, then provide ongoing hosting and maintenance services to the HACP; and

WHEREAS, Granicus provides various services to thousands of public sector and government organizations with their IT needs, including numerous public housing authorities, the City of Pittsburgh, and Allegheny County; and

WHEREAS, the HACP has determined it is in its best interest to utilize Omnia Partners (Contract Number: 01-115) which offers competitive pricing and eliminates the need for a separate Request For Proposals (RFP) process; and

WHEREAS, the HACP seeks to enter into a three (3) year contract with Granicus for the period of May 1, 2025 through April 30, 2028, with two (2) optional one (1) year extensions for a maximum term of five (5) years; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract with Granicus in the amount not-to-exceed \$1,212,370 for website design, hosting, and maintenance services; and

Section 2. The total amount of \$1,212,370 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. 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”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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

RESOLUTION No. 31 of 2025

A Resolution – Authorizing the Executive Director or His Designee to Amend the Housing Authority of the City of Pittsburgh’s Existing Homeownership Program and Assume Sole and Primary Financial Responsibility for the Urban Redevelopment Authority’s (URA) OwnPgh Program to Sustain and Expand Affordable Housing Opportunities in the City of Pittsburgh for the Remainder of 2025

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is committed to continuing to provide affordable housing options in the City of Pittsburgh; and

WHEREAS, the HACP partnered with the Urban Redevelopment Authority (URA) to provide deferred mortgage financing to low- and moderate-income first-time homebuyers in the City of Pittsburgh through the URA’s OwnPgh homeownership program (OwnPgh); and

WHEREAS, under the existing agreement, the HACP and the URA contributions were structured as “matching” funds for total deferred financing of up to \$80,000 per borrower (e.g., a \$70,000 deferred mortgage is sourced as \$35,000 from the URA and \$35,000 from the HACP). If the total deferred financing needed to achieve affordability exceeded \$80,000, the URA would solely fund additional financing up to \$10,000, with a maximum URA contribution of \$50,000 per borrower; and

WHEREAS, the HACP has experienced a significant increase in homeownership program participation through its partnership with the URA’s OwnPgh Program; and

WHEREAS, through this partnership, the HACP facilitated fifteen (15) successful home purchases in 2021, three (3) in 2022, sixty-four (64) in 2023, and ten (10) in 2025; and

WHEREAS, to ensure continuity of funding and continued administration of the program, the URA has requested that the HACP assume the role of the primary and sole funding partner for the OwnPgh Program for the remainder of Fiscal Year 2025; and

WHEREAS, to fulfill this role and maintain the availability of affordable homeownership opportunities in the City of Pittsburgh, the HACP will allocate the previously committed \$1,000,000.00 in Program Income Funds for the continued administration and full financial support of the OwnPgh Program in Fiscal Year 2025; and

WHEREAS, the HACP will amend the existing agreement with the URA to allow the HACP to exclusively provide total deferred financing of up to \$90,000 per approved borrower for deferred mortgage financing, utilizing a deferred second (2nd) mortgage of up to \$90,000.

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 allocate the previously committed \$1,000,000.00 in Program Income Funds for the continued

administration and sole financial support of the OwnPgh Program for the remainder of Fiscal Year 2025, thereby making the HACP the exclusive funding partner; and

Section 2. The Executive Director or his Designee is hereby authorized and directed to: (i) negotiate, execute, and deliver all necessary agreements, documents, and instruments and take all necessary or desirable actions to implement the HACP-funded homeownership program; and (ii) complete any additional legally permissible actions necessary or advisable to carry out the activities contemplated herein; and

Section 3. The Executive Director or his Designee is hereby authorized and directed to take such other actions as may be necessary, advisable, or proper in connection with the HACP-exclusive homeownership program, including, but not limited to, the execution and delivery of all agreements, writings, and documents, as well as any amendments, changes, modifications, or additions thereto.

Next, Ms. Rucker asked the Board for a motion to approve the resolution.

Commissioner McDonald-Roberts made a motion to table this resolution. Khari Mosely 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, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution tabled.

RESOLUTION No. 32 of 2025

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the HVAC Heating and Air Conditioning Support Contract with Frederick and Son Contracting

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes Heating, Ventilation, and Air Conditioning (HVAC) Services across all HACP locations for heating and cooling of resident units and common area spaces in high rise properties; and

WHEREAS, the HACP is requesting to amend the monetary value of the Invitation for Bids (IFB) #300-30-23 by \$275,268.00 (35%) to the HVAC Heating and Air Conditioning Support contract with Frederick and Son Contracting to ensure the HACP can continue to provide heating, cooling services and maintenance for the full three (3) years and

payment to vendor as stated in the terms of the original contract executed on December 20, 2023.

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 amend the monetary value of the HVAC Heating and Air Conditioning Support contract by \$275,268.00 (35%) with Frederick and Son Contracting for a new total amount not-to-exceed \$1,061,748.00; and

Section 2. The additional funds shall be made payable 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”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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

RESOLUTION No. 33 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to New Orleans Teleport, Inc. D/B/A CALLS PLUS for Answering Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes a third-party firm for Answering Services Authority-Wide to field after hour emergency and routine maintenance request phone calls; and

WHEREAS, on January 6, 2025, the HACP issued a Request for Proposal (RFP) #300-03-25 seeking qualified companies to provide Answering Services Authority-Wide; and

WHEREAS, RFP #300-03-25 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP.

WHEREAS, nine (9) companies responded to the RFP #300-03-25 for Answering Services; and

WHEREAS, New Orleans Teleport, Inc. D/B/A CALLS PLUS was determined to be the most 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 \$102,000.00 with New Orleans Teleport, Inc. D/B/A CALLS PLUS for Answering 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 \$102,000.00 shall be made payable 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 Thompson seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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

RESOLUTION No. 34 of 2025

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$269,830.10 from Tenant Accounts Receivable for the Months of January 2025 through March 2025

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 January 2025 through March 2025 is \$269,830.10; 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 \$269,830.10, which is 10.71% of the total rent and associated charges of \$2,520,393.54 for the first quarter of 2025.

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 \$269,830.10 from the Tenant Accounts Receivables (TARs) balance for January 2025 through March 2025 is hereby ratified.

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

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

"AYES": Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

"NAYS": None.

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

RESOLUTION No. 35 of 2025

A Resolution - Ratifying the Executive Director's decision to write off Collection Losses in the amount of \$259,153.93 from the Housing Choice Voucher (HCV) Accounts Receivable for the period ended December 31, 2024

WHEREAS, the net amount of negative adjustments to landlord accounts for landlords who are no longer under contract to lease a dwelling unit to program participants, and resulting primarily from amounts owed by participants who have been terminated from the Housing Choice Voucher (HCV) Program for refusing to repay the Housing Authority of the City of Pittsburgh (HACP) for housing assistance funds overpaid on their behalf, and who have not responded to collection notices from the HACP requesting repayment was \$259,153.93; and

WHEREAS, reasonable means of collection have been exhausted against these accounts; and

WHEREAS, the total collection losses written off from the HCV accounts receivable balance is \$259,153.93 which represents 0.06% of all the Housing Assistance Payments (HAP) for the 2013 to 2024 fiscal years.

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 \$259,153.93 from the Housing Choice Voucher (HCV) Accounts Receivables balance for the fiscal year ended December 2024 is hereby ratified.

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

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

"AYES": Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

"NAYS": None.

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

RESOLUTION No. 36 of 2025

A Resolution – Authorizing the Executive Director or his Designee to approve the full financing structure and participation in Bedford Dwellings Phase IIA Transactions

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property located in the Hill District of the City of Pittsburgh, Allegheny County, Pennsylvania and known as Bedford Dwellings, which is a 411-unit public housing development situated on approximately 23 acres (the "**Property**"); and

WHEREAS, the HACP previously approved that its affiliate, Allies & Ross Management and Development Corporation, a Pennsylvania nonprofit corporation ("**ARMDC**"), serve as the Authority's developer instrumentality and manage the development and revitalization of the Property and the surrounding neighborhood (the "**Project**"); and

WHEREAS, the ARMDC competitively selected Trek Development Group, Inc., a Pennsylvania corporation ("**Trek**"), to serve as its co-developer for the Project; and

WHEREAS, the ARMDC entered into that certain Master Development Agreement with Trek to govern the initial phase of the Project; and

WHEREAS, the ARMDC entered into that certain Agreement to Perform Additional Services and Amendment to Master Development Agreement with Trek to govern the second phase of the Project, which will be undertaken in three subphases; and

WHEREAS, the HACP and the United States Department of Housing and Urban Development ("**HUD**") entered into that certain FY2022 Choice Neighborhoods Implementation ("**CNI**") Grant Agreement (the "**Grant Agreement**"); and

WHEREAS, the Grant Agreement provides for a grant of Fifty Million and 00/100 (50,000,000.00) made by HUD to the HACP to assist in the Project; and

WHEREAS, for Phase IIB of the Project, the HACP desires to develop sixty (60) affordable rental units for seniors, thirty-nine (39) of which will be replacement units assisted with HUD's Rental Assistance Demonstration ("**RAD**") Program and Project-Based Rental Assistance ("**PBRA**") and twenty-one (21) of which will be assisted with low-income housing tax credits ("**LIHTC**") (collectively, "**Phase IIB**"); and

WHEREAS, Trek has organized Bedford Dwellings Phase IIB LLC, a Pennsylvania limited liability company (the "**Owner**"), to own, operate and develop Phase IIB; and

WHEREAS, Trek has organized Bedford Dwellings Phase IIB MM, LLC, a Pennsylvania limited liability company (the "**Managing Member**"), with Trek as the managing member of the Managing Member, for such Managing Member to serve as the managing member of the Owner; and

WHEREAS, the ARMDC has organized ARMDC-Bedford Dwellings Phase IIB, Inc., a Pennsylvania corporation (the "**Administrative Member**"), to serve as the administrative member of the Managing Member; and

WHEREAS, the Administrative Member intends to enter into an Operating Agreement with Trek to govern the Managing Member (the "**Managing Member Operating Agreement**"); and

WHEREAS, pursuant to the Managing Member Operating Agreement, the Administrative Member intends to designate Trek as the authorized signatory on behalf of the Managing Member with respect to all Phase IIB and Project-related documents requiring the signature of the Owner; and

WHEREAS, the Owner has been selected by Pennsylvania Housing Finance Agency ("**PHFA**") for an award of 4% LIHTC for the Project; and

WHEREAS, the Managing Member intends to enter into an amended and restated operating agreement of the Owner (as may be further amended, the "**Amended and**

Restated OA") to, among other things, admit an affiliate of the PNC Financial Services Group, Inc., a Pennsylvania corporation, or its affiliates, successors and/or assigns ("**PNC**"), as the investor member of the Owner (the "**Investor Member**") and admit an additional affiliate of PNC as the special member of the Owner; and

WHEREAS, the HACP intends to ground lease the Property to the Owner for the purpose of undertaking the Project pursuant to a Ground Lease between the Owner and the HACP (the "**Ground Lease**") to be evidenced by a Memorandum of Ground Lease between the Owner and the Authority, which will be recorded with the Allegheny County Division of Real Estate Office (the "**Memorandum of Ground Lease**"); and

WHEREAS, the Owner intends to enter into a RAD Conversion Commitment with the Authority and HUD (the "**RCC**"), which RCC details the RAD conversion process and the requirements applicable to the Project under the RAD program; and

WHEREAS, the conversion of the public housing units at the Property under RAD requires that the Authority and the Owner enter into certain additional documents, certificates, instruments and/or agreements with or in favor of HUD evidencing the RAD conversion process, including, without limitation, certain amendments and supplements to the RCC, as appropriate, a RAD Use Agreement, a RAD PBRA Housing Assistance Payments (HAP) Contract, Parts 1 and 2, and all addenda and exhibits attached thereto (the "**RAD PBRA HAP Contract**"), a Consolidated Owner Certification, a Certification and Assurances, and one or more full or partial Releases of Property from Declarations of Trust (collectively, with the RCC, the RAD PBRA HAP Contract and such other documents, commitments, papers, certificates, affidavits, instruments and agreements entered into, recorded and/or delivered in connection with the conversion to RAD, and all amendments, additions and supplements thereto, the "**RAD Documents**"); and

WHEREAS, the HACP intends to submit drafts of the RAD Documents and certain other evidentiary materials to HUD for review and approval in connection with the RAD conversion of the Property (the "**RAD Evidentiaries**"); and

WHEREAS, the Owner intends to enter into a Management Agreement with Trek with respect to the management of the Project; and

WHEREAS, the Owner intends to enter into one or more construction contracts with Mistick Construction Company, a Pennsylvania corporation, with respect to the construction of the Project; and

WHEREAS, the Owner intends to enter into an architect agreement with respect to the development of the Project with Wallace Roberts & Todd, LLC, a Pennsylvania limited liability company; and

WHEREAS, the PNC, in its capacity as a lender, intends to make a construction and bridge loan to the Owner (the "**Construction and Bridge Loan**") pursuant to a construction and bridge loan agreement between PNC and the Owner, as assigned to

Federal Home Loan Mortgage Corporation (the "**Construction and Bridge Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to PNC (the "**Construction and Bridge Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**Construction and Bridge Loan Mortgage**" and, together with the Construction and Bridge Loan Agreement, the Construction and Bridge Loan Note, and such other documents, including without limitation, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the Construction and Bridge Loan, and all amendments, additions and supplements thereto, collectively, the "**Construction and Bridge Loan Documents**"); and

WHEREAS, in connection with the forward commitment for the Construction and Bridge Loan, the Owner will execute a delivery assurance note and other related documents in favor of PNC (collectively, the "**Delivery Assurance Documents**"); and

WHEREAS, the Urban Redevelopment Authority (the "**URA**") intends to make a loan of Community Development Block Grant ("**CDBG**") funds to the Owner (the "**CDBG Loan**") pursuant to a loan agreement (the "**CDBG Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to the URA (the "**CDBG Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**CDBG Loan Mortgage**" and, together with the CDBG Loan Agreement, the CDBG Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the CDBG Loan, and all amendments, additions and supplements thereto, collectively, the "**CDBG Loan Documents**"); and

WHEREAS, the URA intends to make a loan to the Owner (the "**URA Loan**") pursuant to a loan agreement (the "**URA Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to the URA (the "**URA Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**URA Loan Mortgage**" and, together with the URA Loan Agreement, the URA Loan Note, and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the URA Loan, and all amendments, additions and supplements thereto, collectively, the "**URA Loan Documents**"); and

WHEREAS, the ARMDC intends to make a loan of CNI funds to the Owner (the "**CNI Loan**") pursuant to a loan agreement (the "**CNI Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to ARMDC (the "**CNI Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**CNI Loan Mortgage**" and, together with the CNI Loan Agreement, the CNI Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers,

certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the CNI Loan, and all amendments, additions and supplements thereto, collectively, the "**CNI Loan Documents**"; and

WHEREAS, the ARMDC intends to make a loan of Moving to Work ("**MTW**") funds to the Owner (the "**MTW Loan**") pursuant to a loan agreement (the "**MTW Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to ARMDC (the "**MTW Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**MTW Loan Mortgage**" and, together with the MTW Loan Agreement, the MTW Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the MTW Loan, and all amendments, additions and supplements thereto, collectively, the "**MTW Loan Documents**"; and

WHEREAS, the Investor Member intends to participate in the financing of the Project in exchange for the execution of certain documents by the Owner, the Managing Member, the Administrative Member, Trek, ARMDC and/or the HACP pursuant to the Amended and Restated OA, which may include, without limitation, the Amended and Restated OA, guaranty agreements, closing certificates, development agreements and a purchase option and right of first refusal agreement (collectively, with such other documents, commitments, papers, certificates, affidavits, instruments and agreements entered into, recorded and/or delivered in connection therewith, and all amendments, additions and supplements thereto, the "**Equity Documents**"; and

WHEREAS, the Owner anticipates to obtain equity capital from the proceeds of energy tax credits (the "**Energy Credits**"), and the Owner intends to execute all such documents, commitments, papers, certificates, affidavits, instruments and agreements in connection with such Energy Credits (the "**Energy Credits Documents**" and, together with the Construction and Bridge Loan Documents, the Delivery Assurance Documents, the URA Loan Documents, the CDBG Loan Documents, the CNI Loan Documents, the MTW Loan Documents and the Equity Documents, collectively, the "**Project Financing Documents**"; and

WHEREAS, the HACP intends to take all other necessary actions, advisable or appropriate for the development and completion of the Project and all other transactions contemplated by this Resolution; and

WHEREAS, the Board of Commissioners of the HACP believes it to be in the best interest of the Authority to ratify all lawful actions taken relating to the Project and the other transactions contemplated by this Resolution, and authorize the Executive Director of the Authority or his designee, and the officers of the Authority, or either or all of them (collectively, the "**Authorized Officers**") to take such other lawful actions that such Authorized Officers deem necessary, advisable or appropriate in connection with the Project and the other transactions contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the HACP:

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

Section 2. The Board of Commissioners of the HACP hereby approves in all respects the Project and Phase IIB and the transactions contemplated thereby and hereby, and approves, authorizes and directs the Authorized Officers, to take such actions on behalf of the Authority in connection with the RAD conversion of the public housing units at the Property and the development of the Property and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate; and

Section 3. The Board of Commissioners of the HACP hereby approves in all respects the RCC and the RAD Documents and the transactions contemplated thereby and authorizes the Authorized Officers to take such actions in connection with the RAD Documents and the transactions contemplated thereby, as the Authorized Officers deem necessary, advisable, or appropriate, including, without limitation, submission of the RAD Evidentiaries to HUD; and

Section 4. The Board of Commissioners of the HACP hereby approves in all respects the ground lease of the Property to the Owner pursuant to the Ground Lease and the transactions contemplated thereby and all filings and instruments for recording made in connection therewith, including, without limitation, the recording of the Memorandum of Ground Lease in the Allegheny County Division of Real Estate Office, and authorizes the Authorized Officers to take such actions in connection with the ground lease of the Property by the Owner pursuant to the Ground Lease and the transactions contemplated thereby and the Memorandum of Ground Lease as the Authorized Officers deem necessary, advisable or appropriate; and

Section 5. The Board of Commissioners of the HACP hereby approves in all respects the provision of Section 8 PBV assistance for the units at the Project and authorizes the Authorized Officers to take such actions in connection with the provision of Section 8 PBV assistance for the units at the Project, including, without limitation entering into the Agreement to Enter Into a Housing Assistance Payments (HAP) Contract and the RAD PBRA HAP Contract with the Owner and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate; and

Section 6. The Board of Commissioners of the HACP hereby approves in all respects the Project Financing Documents, as applicable to the Authority, and authorizes the Authorized Officers to take such actions in connection with the Project Financing Documents and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable, or appropriate; and

Section 7. The Board of Commissioners of the HACP hereby approves, on behalf of the Authority, in all respects, and the Authorized Officers are hereby authorized to sign and deliver on behalf of the Authority, any and all documents that are necessary and applicable to the Authority in connection with the Project, including, without limitation, the Ground Lease, the RAD Documents, the RAD Evidentiaries, the Project Financing Documents, development agreements, cooperation agreements, agreements for payments in lieu of taxes, additional services agreements, license agreements, escrow or reserve agreements, deeds, mortgages, restrictive covenants, easement agreements, ground leases, memoranda of ground lease, options, rights of first refusal, operating agreements, rights of way, use agreements, compliance agreements, construction monitoring agreements, disbursement agreements, notes, loan agreements, pledge, security, operating and regulatory agreements, declarations, affidavits, estoppels, certifications, certificates, guarantees, pledges, security instruments, assignments, consents, subordination agreements, intercreditor agreements, indemnities, the HAP Contract, the RAD PBRA HAP Contract, and such other documents as the Authorized Officers deem necessary, advisable or appropriate, including, without limitation, any and all documents, in favor of or required by the Authority, PNC, URA, HUD and/or PHFA, with such changes, amendments, modifications and additions thereto as the Authorized Officers executing any such document containing such changes, amendments, modifications and additions deem necessary, advisable or appropriate, the approval of such changes, modifications and additions to be conclusively evidenced by the execution of such documents (collectively, the "**Transaction Documents**"); and

Section 8. The Authorized Officers are hereby further authorized, empowered, and directed to take such other action, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Authorized Officers deem necessary, advisable, or appropriate, including the payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing; and

Section 9. The Authorized Officers are hereby authorized, without limitation, to, on behalf of the Authority, enter into the Transaction Documents, other agreements, or documents that the Authorized Officers deem necessary, advisable, or appropriate in connection with the Project; and

Section 10. The Board of Commissioners of HACP hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or other officers, employees or Commissioners of the Authority, and all lawful papers and documents executed by any of the foregoing on behalf of the HACP where such actions, papers or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein, including payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing.

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

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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

At this time Ms. McDonald-Roberts asked, for the sake of time and that the two resolutions and their text therein are exactly the same as the previous resolution No. 36, that Ms. Wesley need not read the entirety of the resolution Sections. It was agreed that Ms. Wesley need not read Resolution No. 37 and 38 in their entirety as the language was exactly the same as Resolution No. 36 which was read in its entirety.

RESOLUTION No. 37 of 2025

A Resolution – Authorizing the Executive Director or his Designee to approve the full financing structure and participation in Bedford Dwellings Phase IIB Transactions

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property located in the Hill District of the City of Pittsburgh, Allegheny County, Pennsylvania and known as Bedford Dwellings, which is a 411-unit public housing development situated on approximately 23 acres (the "**Property**"); and

WHEREAS, the HACP previously approved that its affiliate, Allies & Ross Management and Development Corporation, a Pennsylvania nonprofit corporation ("**ARMDC**"), serve as the Authority's developer instrumentality and manage the development and revitalization of the Property and the surrounding neighborhood (the "**Project**"); and

WHEREAS, the ARMDC competitively selected Trek Development Group, Inc., a Pennsylvania corporation ("**Trek**"), to serve as its co-developer for the Project; and

WHEREAS, the ARMDC entered into that certain Master Development Agreement with Trek to govern the initial phase of the Project; and

WHEREAS, the ARMDC entered into that certain Agreement to Perform Additional Services and Amendment to Master Development Agreement with Trek to govern the second phase of the Project, which will be undertaken in three subphases; and

WHEREAS, the HACP and the United States Department of Housing and Urban Development ("**HUD**") entered into that certain FY2022 Choice Neighborhoods Implementation ("**CNI**") Grant Agreement (the "**Grant Agreement**"); and

WHEREAS, the Grant Agreement provides for a grant of Fifty Million and 00/100 (50,000,000.00) made by HUD to the HACP to assist in the Project; and

WHEREAS, for Phase IIB of the Project, the HACP desires to develop sixty (60) affordable rental units for seniors, thirty-nine (39) of which will be replacement units assisted with HUD's Rental Assistance Demonstration ("**RAD**") Program and Project-Based Rental Assistance ("**PBRA**") and twenty-one (21) of which will be assisted with low-income housing tax credits ("**LIHTC**") (collectively, "**Phase IIB**"); and

WHEREAS, Trek has organized Bedford Dwellings Phase IIB LLC, a Pennsylvania limited liability company (the "**Owner**"), to own, operate and develop Phase IIB; and

WHEREAS, Trek has organized Bedford Dwellings Phase IIB MM, LLC, a Pennsylvania limited liability company (the "**Managing Member**"), with Trek as the managing member of the Managing Member, for such Managing Member to serve as the managing member of the Owner; and

WHEREAS, the ARMDC has organized ARMDC-Bedford Dwellings Phase IIB, Inc., a Pennsylvania corporation (the "**Administrative Member**"), to serve as the administrative member of the Managing Member; and

WHEREAS, the Administrative Member intends to enter into an Operating Agreement with Trek to govern the Managing Member (the "**Managing Member Operating Agreement**"); and

WHEREAS, pursuant to the Managing Member Operating Agreement, the Administrative Member intends to designate Trek as the authorized signatory on behalf of the Managing Member with respect to all Phase IIB and Project-related documents requiring the signature of the Owner; and

WHEREAS, the Owner has been selected by Pennsylvania Housing Finance Agency ("**PHFA**") for an award of 4% LIHTC for the Project; and

WHEREAS, the Managing Member intends to enter into an amended and restated operating agreement of the Owner (as may be further amended, the "**Amended and Restated OA**") to, among other things, admit an affiliate of The PNC Financial Services Group, Inc., a Pennsylvania corporation, or its affiliates, successors and/or assigns ("**PNC**"), as the investor member of the Owner (the "**Investor Member**") and admit an additional affiliate of PNC as the special member of the Owner; and

WHEREAS, the HACP intends to ground lease the Property to the Owner for the purpose of undertaking the Project pursuant to a Ground Lease between the Owner and the HACP (the "**Ground Lease**") to be evidenced by a Memorandum of Ground Lease between the Owner and the Authority, which will be recorded with the Allegheny County Division of Real Estate Office (the "**Memorandum of Ground Lease**"); and

WHEREAS, the Owner intends to enter into a RAD Conversion Commitment with the HACP and HUD (the "**RCC**"), which RCC details the RAD conversion process and the requirements applicable to the Project under the RAD program; and

WHEREAS, the conversion of the public housing units at the Property under RAD requires that the HACP and the Owner enter into certain additional documents, certificates, instruments and/or agreements with or in favor of HUD evidencing the RAD conversion process, including, without limitation, certain amendments and supplements to the RCC, as appropriate, a RAD Use Agreement, a RAD PBRA Housing Assistance Payments (HAP) Contract, Parts 1 and 2, and all addenda and exhibits attached thereto (the "**RAD PBRA HAP Contract**"), a Consolidated Owner Certification, a Certification and Assurances, and one or more full or partial Releases of Property from Declarations of Trust (collectively, with the RCC, the RAD PBRA HAP Contract and such other documents, commitments, papers, certificates, affidavits, instruments and agreements entered into, recorded and/or delivered in connection with the conversion to RAD, and all amendments, additions and supplements thereto, the "**RAD Documents**"); and

WHEREAS, the HACP intends to submit drafts of the RAD Documents and certain other evidentiary materials to HUD for review and approval in connection with the RAD conversion of the Property (the "**RAD Evidentiaries**"); and

WHEREAS, the Owner intends to enter into a Management Agreement with Trek with respect to the management of the Project; and

WHEREAS, the Owner intends to enter into one or more construction contracts with Mistick Construction Company, a Pennsylvania corporation, with respect to the construction of the Project; and

WHEREAS, the Owner intends to enter into an architect agreement with respect to the development of the Project with Wallace Roberts & Todd, LLC, a Pennsylvania limited liability company; and

WHEREAS, PNC, in its capacity as a lender, intends to make a construction and bridge loan to the Owner (the "**Construction and Bridge Loan**") pursuant to a construction and bridge loan agreement between PNC and the Owner, as assigned to Federal Home Loan Mortgage Corporation (the "**Construction and Bridge Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to PNC (the "**Construction and Bridge Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**Construction and Bridge Loan Mortgage**" and, together with the Construction and Bridge Loan Agreement, the Construction and Bridge Loan Note, and such other documents, including without limitation, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the Construction and Bridge Loan, and all amendments, additions and supplements thereto, collectively, the "**Construction and Bridge Loan Documents**"); and

WHEREAS, in connection with the forward commitment for the Construction and Bridge Loan, the Owner will execute a delivery assurance note and other related documents in favor of PNC (collectively, the "**Delivery Assurance Documents**"); and

WHEREAS, the Urban Redevelopment Authority (the "**URA**") intends to make a loan of Community Development Block Grant ("**CDBG**") funds to the Owner (the "**CDBG Loan**") pursuant to a loan agreement (the "**CDBG Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to the URA (the "**CDBG Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**CDBG Loan Mortgage**" and, together with the CDBG Loan Agreement, the CDBG Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the CDBG Loan, and all amendments, additions and supplements thereto, collectively, the "**CDBG Loan Documents**"); and

WHEREAS, the URA intends to make a loan to the Owner (the "**URA Loan**") pursuant to a loan agreement (the "**URA Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to the URA (the "**URA Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**URA Loan Mortgage**" and, together with the URA Loan Agreement, the URA Loan Note, and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the URA Loan, and all amendments, additions and supplements thereto, collectively, the "**URA Loan Documents**"); and

WHEREAS, the ARMDC intends to make a loan of CNI funds to the Owner (the "**CNI Loan**") pursuant to a loan agreement (the "**CNI Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to the ARMDC (the "**CNI Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**CNI Loan Mortgage**" and, together with the CNI Loan Agreement, the CNI Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the CNI Loan, and all amendments, additions and supplements thereto, collectively, the "**CNI Loan Documents**"); and

WHEREAS, the ARMDC intends to make a loan of Moving to Work (**MTW**) funds to the Owner (the "**MTW Loan**") pursuant to a loan agreement (the "**MTW Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to the ARMDC (the "**MTW Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**MTW Loan Mortgage**" and, together with the MTW Loan Agreement, the MTW Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities,

instruments and agreements entered into, recorded and/or delivered in connection with the MTW Loan, and all amendments, additions and supplements thereto, collectively, the "**MTW Loan Documents**"; and

WHEREAS, the Investor Member intends to participate in the financing of the Project in exchange for the execution of certain documents by the Owner, the Managing Member, the Administrative Member, Trek, ARMDC and/or the HACP pursuant to the Amended and Restated OA, which may include, without limitation, the Amended and Restated OA, guaranty agreements, closing certificates, development agreements and a purchase option and right of first refusal agreement (collectively, with such other documents, commitments, papers, certificates, affidavits, instruments and agreements entered into, recorded and/or delivered in connection therewith, and all amendments, additions and supplements thereto, the "**Equity Documents**"; and

WHEREAS, the Owner anticipates to obtain equity capital from the proceeds of energy tax credits (the "**Energy Credits**"), and the Owner intends to execute all such documents, commitments, papers, certificates, affidavits, instruments and agreements in connection with such Energy Credits (the "**Energy Credits Documents**" and, together with the Construction and Bridge Loan Documents, the Delivery Assurance Documents, the URA Loan Documents, the CDBG Loan Documents, the CNI Loan Documents, the MTW Loan Documents and the Equity Documents, collectively, the "**Project Financing Documents**"; and

WHEREAS, the HACP intends to take all other necessary actions, advisable or appropriate for the development and completion of the Project and all other transactions contemplated by this Resolution; and

WHEREAS, the Board of Commissioners of the HACP believes it to be in the best interest of the Authority to ratify all lawful actions taken relating to the Project and the other transactions contemplated by this Resolution, and authorize the Executive Director of the HACP or his Designee, and the officers of the HACP, or either or all of them (collectively, the "**Authorized Officers**") to take such other lawful actions that such Authorized Officers deem necessary, advisable or appropriate in connection with the Project and the other transactions contemplated by this Resolution.

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

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

Section 2. The Board of Commissioners of the HACP hereby approves in all respects the Project and Phase IIB and the transactions contemplated thereby and hereby, and approves, authorizes and directs the Authorized Officers, to take such actions on behalf of the HACP in connection with the RAD conversion of the public housing units at the Property and the development of the Property and the transactions contemplated

thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate; and

Section 3. The Board of Commissioners of the HACP hereby approves in all respects the RCC and the RAD Documents and the transactions contemplated thereby and authorizes the Authorized Officers to take such actions in connection with the RAD Documents and the transactions contemplated thereby, as the Authorized Officers deem necessary, advisable, or appropriate, including, without limitation, submission of the RAD Evidentiaries to HUD; and

Section 4. The Board of Commissioners of the HACP hereby approves in all respects the ground lease of the Property to the Owner pursuant to the Ground Lease and the transactions contemplated thereby and all filings and instruments for recording made in connection therewith, including, without limitation, the recording of the Memorandum of Ground Lease in the Allegheny County Division of Real Estate Office, and authorizes the Authorized Officers to take such actions in connection with the ground lease of the Property by the Owner pursuant to the Ground Lease and the transactions contemplated thereby and the Memorandum of Ground Lease as the Authorized Officers deem necessary, advisable or appropriate; and

Section 5. The Board of Commissioners of the HACP hereby approves in all respects the provision of Section 8 PBV assistance for the units at the Project and authorizes the Authorized Officers to take such actions in connection with the provision of Section 8 PBV assistance for the units at the Project, including, without limitation entering into the Agreement to Enter Into a Housing Assistance Payments (**HAP**) Contract and the RAD PBRA HAP Contract with the Owner and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate; and

Section 6. The Board of Commissioners of the HACP hereby approves in all respects the Project Financing Documents, as applicable to the Authority, and authorizes the Authorized Officers to take such actions in connection with the Project Financing Documents and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable, or appropriate; and

Section 7. The Board of Commissioners of the HACP hereby approves, on behalf of the Authority, in all respects, and the Authorized Officers are hereby authorized to sign and deliver on behalf of the Authority, any and all documents that are necessary and applicable to the Authority in connection with the Project, including, without limitation, the Ground Lease, the RAD Documents, the RAD Evidentiaries, the Project Financing Documents, development agreements, cooperation agreements, agreements for payments in lieu of taxes, additional services agreements, license agreements, escrow or reserve agreements, deeds, mortgages, restrictive covenants, easement agreements, ground leases, memoranda of ground lease, options, rights of first refusal, operating agreements, rights of way, use agreements, compliance agreements, construction monitoring agreements, disbursement agreements, notes, loan agreements, pledge, security, operating and regulatory agreements, declarations, affidavits, estoppels, certifications, certificates, guarantees, pledges, security instruments, assignments,

consents, subordination agreements, intercreditor agreements, indemnities, the HAP Contract, the RAD PBRA HAP Contract, and such other documents as the Authorized Officers deem necessary, advisable or appropriate, including, without limitation, any and all documents, in favor of or required by the Authority, PNC, URA, HUD and/or PHFA, with such changes, amendments, modifications and additions thereto as the Authorized Officers executing any such document containing such changes, amendments, modifications and additions deem necessary, advisable or appropriate, the approval of such changes, modifications and additions to be conclusively evidenced by the execution of such documents (collectively, the "**Transaction Documents**"); and

Section 8. The Authorized Officers are hereby further authorized, empowered, and directed to take such other action, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Authorized Officers deem necessary, advisable, or appropriate, including the payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing; and

Section 9. The Authorized Officers are hereby authorized, without limitation, to, on behalf of the Authority, enter into the Transaction Documents, other agreements, or documents that the Authorized Officers deem necessary, advisable, or appropriate in connection with the Project; and

Section 10. The Board of Commissioners of the HACP hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or other officers, employees or Commissioners of the HACP, and all lawful papers and documents executed by any of the foregoing on behalf of the Authority where such actions, papers or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein, including payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing.

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

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

"AYES": Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

"NAYS": None.

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

RESOLUTION No. 38 of 2025

A Resolution – Authorizing the Executive Director or his Designee to approve the full financing structure and participation in Bedford Dwellings Phase IIC Transactions

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property located in the Hill District of the City of Pittsburgh, Allegheny County, Pennsylvania and known as Bedford Dwellings, which is a 411-unit public housing development situated on approximately 23 acres (the "**Property**"); and

WHEREAS, the HACP previously approved that its affiliate, Allies & Ross Management and Development Corporation, a Pennsylvania nonprofit corporation ("**ARMDC**"), serve as the Authority's developer instrumentality and manage the development and revitalization of the Property and the surrounding neighborhood (the "**Project**"); and

WHEREAS, the ARMDC competitively selected Trek Development Group, Inc., a Pennsylvania corporation ("**Trek**"), to serve as its co-developer for the Project; and

WHEREAS, the ARMDC entered into that certain Master Development Agreement with Trek to govern the initial phase of the Project; and

WHEREAS, the ARMDC entered into that certain Agreement to Perform Additional Services and Amendment to Master Development Agreement with Trek to govern the second phase of the Project, which will be undertaken in three subphases; and

WHEREAS, the HACP and the United States Department of Housing and Urban Development ("**HUD**") entered into that certain FY2022 Choice Neighborhoods Implementation ("**CNI**") Grant Agreement (the "**Grant Agreement**"); and

WHEREAS, the Grant Agreement provides for a grant of Fifty Million and 00/100 (50,000,000.00) made by HUD to the HACP to assist in the Project; and

WHEREAS, for Phase IIC of the Project, the HACP desires to develop fifty (50) affordable rental units, twenty-nine (29) of which will be replacement units assisted with HUD's Rental Assistance Demonstration ("**RAD**") Program and Project-Based Rental Assistance ("**PBRA**"), and twenty-one (21) of which will be assisted with Low-Income Housing Tax Credits ("**LIHTC**") (collectively, "**Phase IIC**"); and

WHEREAS, Trek has organized Bedford Dwellings Phase IIC LLC, a Pennsylvania limited liability company (the "**Owner**"), to own, operate and develop Phase IIC; and

WHEREAS, Trek has organized Bedford Dwellings Phase IIC MM, LLC, a Pennsylvania limited liability company (the "**Managing Member**"), with Trek as the managing member of the Managing Member, for such Managing Member to serve as the managing member of the Owner; and

WHEREAS, the ARMD C has organized ARMD C-Bedford Dwellings Phase IIC, Inc., a Pennsylvania corporation (the "**Administrative Member**"), to serve as the administrative member of the Managing Member; and

WHEREAS, the Administrative Member intends to enter into an Operating Agreement with Trek to govern the Managing Member (the "**Managing Member Operating Agreement**"); and

WHEREAS, pursuant to the Managing Member Operating Agreement, the Administrative Member intends to designate Trek as the authorized signatory on behalf of the Managing Member with respect to all Phase IIC and Project-related documents requiring the signature of the Owner; and

WHEREAS, the Owner has been selected by the Pennsylvania Housing Finance Agency ("**PHFA**") for an award of 4% LIHTC for the Project; and

WHEREAS, the Managing Member intends to enter into an amended and restated operating agreement of the Owner (as may be further amended, the "**Amended and Restated OA**") to, among other things, admit an affiliate of The PNC Financial Services Group, Inc., a Pennsylvania corporation, or its affiliates, successors and/or assigns ("**PNC**"), as the investor member of the Owner (the "**Investor Member**") and admit an additional affiliate of PNC as the special member of the Owner; and

WHEREAS, the HACP intends to ground lease the Property to the Owner for the purpose of undertaking the Project pursuant to a Ground Lease between the Owner and the Authority (the "**Ground Lease**") to be evidenced by a Memorandum of Ground Lease between the Owner and the Authority, which will be recorded with the Allegheny County Division of Real Estate Office (the "**Memorandum of Ground Lease**"); and

WHEREAS, the Owner intends to enter into a RAD Conversion Commitment with the HACP and HUD (the "**RCC**"), which RCC details the RAD conversion process and the requirements applicable to the Project under the RAD program; and

WHEREAS, the conversion of the public housing units at the Property under RAD requires that the HACP and the Owner enter into certain additional documents, certificates, instruments and/or agreements with or in favor of HUD evidencing the RAD conversion process, including, without limitation, certain amendments and supplements to the RCC, as appropriate, a RAD Use Agreement, a RAD PBRA Housing Assistance Payments Contract, Parts 1 and 2, and all addenda and exhibits attached thereto (the "**RAD PBRA HAP Contract**"), a Consolidated Owner Certification, a Certification and Assurances, and one or more full or partial Releases of Property from Declarations of Trust (collectively, with the RCC, the RAD PBRA HAP Contract and such other documents, commitments, papers, certificates, affidavits, instruments and agreements entered into, recorded and/or delivered in connection with the conversion to RAD, and all amendments, additions and supplements thereto, the "**RAD Documents**"); and

WHEREAS, the HACP intends to submit drafts of the RAD Documents and certain other evidentiary materials to HUD for review and approval in connection with the RAD conversion of the Property (the "**RAD Evidentiaries**"); and

WHEREAS, the Owner intends to enter into a Management Agreement with Trek with respect to the management of the Project; and

WHEREAS, the Owner intends to enter into one or more construction contracts with Mistick Construction Company, a Pennsylvania corporation, with respect to the construction of the Project; and

WHEREAS, the Owner intends to enter into an architect agreement with respect to the development of the Project with Wallace Roberts & Todd, LLC, a Pennsylvania limited liability company; and

WHEREAS, the PNC, in its capacity as a lender, intends to make a construction and bridge loan to the Owner (the "**Construction and Bridge Loan**") pursuant to a construction and bridge loan agreement between PNC and the Owner, as assigned to Federal Home Loan Mortgage Corporation (the "**Construction and Bridge Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to PNC (the "**Construction and Bridge Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**Construction and Bridge Loan Mortgage**" and, together with the Construction and Bridge Loan Agreement, the Construction and Bridge Loan Note, and such other documents, including without limitation, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the Construction and Bridge Loan, and all amendments, additions and supplements thereto, collectively, the "**Construction and Bridge Loan Documents**"); and

WHEREAS, in connection with the forward commitment for the Construction and Bridge Loan, the Owner will execute a delivery assurance note and other related documents in favor of PNC (collectively, the "**Delivery Assurance Documents**"); and

WHEREAS, the Urban Redevelopment Authority (the "**URA**") intends to make a loan of Rental Gap Program funds to the Owner (the "**RGP Loan**") pursuant to a loan agreement (the "**RGP Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to the URA (the "**RGP Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**RGP Loan Mortgage**" and, together with the RGP Loan Agreement, the RGP Loan Note, and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the RGP Loan, and all amendments, additions and supplements thereto, collectively, the "**RGP Loan Documents**"); and

WHEREAS, the URA intends to make a loan of Community Development Block Grant ("CDBG") funds to the Owner (the "**CDBG Loan**") pursuant to a loan agreement (the "**CDBG Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to the URA (the "**CDBG Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**CDBG Loan Mortgage**" and, together with the CDBG Loan Agreement, the CDBG Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the CDBG Loan, and all amendments, additions and supplements thereto, collectively, the "**CDBG Loan Documents**"); and

WHEREAS, the ARMDC intends to make a loan of CNI funds to the Owner (the "**CNI Loan**") pursuant to a loan agreement (the "**CNI Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to ARMDC (the "**CNI Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**CNI Loan Mortgage**" and, together with the CNI Loan Agreement, the CNI Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the CNI Loan, and all amendments, additions and supplements thereto, collectively, the "**CNI Loan Documents**"); and

WHEREAS, the ARMDC intends to make a loan of Moving to Work ("**MTW**") funds to the Owner (the "**MTW Loan**") pursuant to a loan agreement (the "**MTW Loan Agreement**"), evidenced by one or more promissory notes made by the Owner to ARMDC (the "**MTW Loan Note**") and secured by, among other things, an Open-End Leasehold Mortgage, Assignment of Leases and Rents, and Security Agreement (the "**MTW Loan Mortgage**" and, together with the MTW Loan Agreement, the MTW Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the MTW Loan, and all amendments, additions and supplements thereto, collectively, the "**MTW Loan Documents**"); and

WHEREAS, the Investor Member intends to participate in the financing of the Project in exchange for the execution of certain documents by the Owner, the Managing Member, the Administrative Member, Trek, ARMDC and/or the Authority pursuant to the Amended and Restated OA, which may include, without limitation, the Amended and Restated OA, guaranty agreements, closing certificates, development agreements and a purchase option and right of first refusal agreement (collectively, with such other documents, commitments, papers, certificates, affidavits, instruments and agreements entered into, recorded and/or delivered in connection therewith, and all amendments, additions and supplements thereto, the "**Equity Documents**"); and

WHEREAS, the Owner anticipates to obtain equity capital from the proceeds of energy tax credits (the "**Energy Credits**"), and the Owner intends to execute all such documents, commitments, papers, certificates, affidavits, instruments and agreements in connection with such Energy Credits (the "**Energy Credits Documents**" and, together with the Construction and Bridge Loan Documents, the Delivery Assurance Documents, the RGP Loan Documents, the CDBG Loan Documents, the CNI Loan Documents, the MTW Loan Documents and the Equity Documents, collectively, the "**Project Financing Documents**"); and

WHEREAS, the HACP intends to take all other actions necessary, advisable, or appropriate for the development and completion of the Project and all other transactions contemplated by this Resolution; and

WHEREAS, the Board of Commissioners of the HACP believes it to be in the best interest of the Authority to ratify all lawful actions taken relating to the Project and the other transactions contemplated by this Resolution, and authorize the Executive Director of the HACP or his designee, and the officers of the Authority, or either or all of them (collectively, the "**Authorized Officers**") to take such other lawful actions that such Authorized Officers deem necessary, advisable or appropriate in connection with the Project and the other transactions contemplated by this Resolution.

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

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

Section 2. The Board of Commissioners of the HACP hereby approves in all respects the Project and Phase IIC and the transactions contemplated thereby and hereby, and approves, authorizes and directs the Authorized Officers, to take such actions on behalf of the Authority in connection with the RAD conversion of the public housing units at the Property and the development of the Property and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate; and

Section 3. The Board of Commissioners of the HACP hereby approves in all respects the RCC and the RAD Documents and the transactions contemplated thereby and authorizes the Authorized Officers to take such actions in connection with the RAD Documents and the transactions contemplated thereby, as the Authorized Officers deem necessary, advisable, or appropriate, including, without limitation, submission of the RAD Evidentiaries to HUD; and

Section 4. The Board of Commissioners of the HACP hereby approves in all respects the ground lease of the Property to the Owner pursuant to the Ground Lease and the transactions contemplated thereby and all filings and instruments for recording made in

connection therewith, including, without limitation, the recording of the Memorandum of Ground Lease in the Allegheny County Division of Real Estate Office, and authorizes the Authorized Officers to take such actions in connection with the ground lease of the Property by the Owner pursuant to the Ground Lease and the transactions contemplated thereby and the Memorandum of Ground Lease as the Authorized Officers deem necessary, advisable or appropriate; and

Section 5. The Board of Commissioners of the HACP hereby approves in all respects the provision of Section 8 PBV assistance for the units at the Project and authorizes the Authorized Officers to take such actions in connection with the provision of Section 8 PBV assistance for the units at the Project, including, without limitation entering into the Agreement to Enter Into a Housing Assistance Payments (HAP) Contract and the RAD PBRA HAP Contract with the Owner and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate; and

Section 6. The Board of Commissioners of the HACP hereby approves in all respects the Project Financing Documents, as applicable to the Authority, and authorizes the Authorized Officers to take such actions in connection with the Project Financing Documents and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable, or appropriate; and

Section 7. The Board of Commissioners of the HACP hereby approves, on behalf of the Authority, in all respects, and the Authorized Officers are hereby authorized to sign and deliver on behalf of the HACP , any and all documents that are necessary and applicable to the Authority in connection with the Project, including, without limitation, the Ground Lease, the RAD Documents, the RAD Evidentiaries, the Project Financing Documents, development agreements, cooperation agreements, agreements for payments in lieu of taxes, additional services agreements, license agreements, escrow or reserve agreements, deeds, mortgages, restrictive covenants, easement agreements, ground leases, memoranda of ground lease, options, rights of first refusal, operating agreements, rights of way, use agreements, compliance agreements, construction monitoring agreements, disbursement agreements, notes, loan agreements, pledge, security, operating and regulatory agreements, declarations, affidavits, estoppels, certifications, certificates, guarantees, pledges, security instruments, assignments, consents, subordination agreements, intercreditor agreements, indemnities, the HAP Contract, the RAD PBRA HAP Contract and such other documents as the Authorized Officers deem necessary, advisable or appropriate, including, without limitation, any and all documents, in favor of or required by the HACP, PNC, URA, HUD and/or PHFA, with such changes, amendments, modifications and additions thereto as the Authorized Officers executing any such document containing such changes, amendments, modifications and additions deem necessary, advisable or appropriate, the approval of such changes, modifications and additions to be conclusively evidenced by the execution of such documents (collectively, the "**Transaction Documents**"); and

Section 8. The Authorized Officers are hereby further authorized, empowered, and directed to take such other action, from time to time, in connection with the

transactions contemplated by the foregoing resolutions as the Authorized Officers deem necessary, advisable, or appropriate, including the payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing; and

Section 9. The Authorized Officers are hereby authorized, without limitation, to, on behalf of the Authority, enter into the Transaction Documents, other agreements, or documents that the Authorized Officers deem necessary, advisable, or appropriate in connection with the Project; and

Section 10. The Board of Commissioners of the HACP hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or other officers, employees or Commissioners of the HACP, and all lawful papers and documents executed by any of the foregoing on behalf of the Authority where such actions, papers or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein, including payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing.

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

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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

RESOLUTION No. 39 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Submit an Inventory Removal Application to the U.S. Department of Housing and Urban Development (HUD) for the Disposition of Eight (8) Vacant Properties

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 84 of 2022 approved the creation of the Surplus Property Sales (SPS) Program to dispose of HACP-owned vacant properties (HACP Surplus Properties) to adjacent property owners (Adjacent Owners) that were acquired incidental to the development of public housing project(s) and were never utilized for public housing with Date of Full Availability (DOFA); and

WHEREAS, the HACP identified several parcels that meet the criteria of the SPS Program and intends to dispose of the eight (8) HACP Surplus Properties to the respective Adjacent Owners in a transaction for ten percent (10%) of the Fair Market Value (FMV); and

WHEREAS, the HACP intends to utilize any proceeds from the sale of the eight (8) HACP Surplus Properties for the management and development of low-income affordable housing; and

WHEREAS, HUD Special Application Center (SAC) and the HUD Pittsburgh/Buffalo Field Office recently changed their previous instruction to demand a formal disposition application instead of streamlined disposition proposal and, therefore, the HACP staff have completed the necessary due diligence items to submit an application to HUD for the approval of the disposition, including items such as resident consultation and local governmental consultation; and

WHEREAS, the HACP has determined that the disposition aligns with the FY 2025 Moving to Work (MTW) Plan and is in the best interest of the HACP and its residents.

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 further authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain approval for the proposed disposition of the HACP Surplus Properties; and

Section 2. Upon approval by HUD, the Executive Director or his Designee is hereby authorized to dispose of the Properties to the respective adjacent property owners by way of disposition in the form of a transaction of sale for 10% of the FMV totaling \$10,600.00; and

Section 3. The Executive Director or his Designee is hereby authorized, empowered, and directed to take such other action, from time to time, in connection with the transaction contemplated by the foregoing resolutions as the Executive Director or his Designee deems necessary, advisable, or appropriate, including payment of any fees, costs, expenses, assessments, and/or taxes in connection with the foregoing.

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

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

"NAYS": None.

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

RESOLUTION No. 40 of 2025

A Resolution – Authorizing the Executive Director or His Designee to Enter into a Contract to Purchase and Deliver Seventeen Geothermal Ground Sourced Heat Pump (GSHP) units from Frederick and Son Contracting for the Northview Heights 16 Unit Rehabilitation Project, AMP-09

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) determined that it was necessary to issue an Invitation for Bid (IFB) to purchase and deliver seventeen Geothermal Ground Sourced Heat Pump (GGSHHP) units for the 16 Unit Rehabilitation Project at Northview Heights; AMP-09; and

WHEREAS, the existing geothermal units servicing the 16 rehabilitated units are nearing the end of their useful life and have exhibited signs of degradation; and

WHEREAS, the HACP desires to proactively minimize potential service disruptions and to ensure the continued comfort, safety, and well-being of the residents for the 16 Unit Rehabilitation Project by purchasing sixteen GGSHHP units and one (1) backup GGSHHP unit that can be readily deployed in the event of equipment failure; and

WHEREAS, on December 9, 2024, the HACP advertised Invitation for Bid (IFB) 600-39-24 for 17 GGSP Units at Northview Heights for the 16 Unit Rehabilitation for which only one (1) proposal was received. As a result, the bid process could not advance due to the failure to obtain the minimum number of bids required for competition as established in the HACP procurement policies.

WHEREAS, on February 16, 2025, the HACP advertised Invitation for Bid (IFB) 600-39-24 REBID seeking qualified vendors for the project, and on March 18, 2025, the HACP received five (5) bids in response to the IFB; and

WHEREAS, HVAC Distributors Group, the initial apparent lowest bid, withdrew their bid; and

WHEREAS, Frederick and Son Contracting, the subsequent apparent lowest bidder, was determined to be the lowest responsive and responsible bidder with a bid amount of \$ 87,040.00; and

WHEREAS, the HACP desires to enter into a contract with Frederick and Son Contracting for the purchase and delivery in the proposed amount of \$87,040.00 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 Frederick and Son Contracting with the not-to-exceed amount of \$ 87,040.00 to authorize the purchase of sixteen Geothermal GSHP units and one (1) backup Geothermal Ground Sourced Heat Pump (GGSHP) unit for the 16 rehabilitated units; and

Section 2. The authorized 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 Evans made a motion to approve, and Commissioner Mosley seconded the motion. After a discussion:

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

"AYES": Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

"NAYS": None.

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

RESOLUTION No. 41 of 2025

A Resolution - Authorizing the Executive Director, or His Designee, to Enter into Contracts with D. Dennis & Son, Inc. for Plumbing Infrastructure Services and with ABS, Building Systems Integrator, LLC for General Infrastructure Services, Related to the Installation of Modular Office Trailers for Case Management and Supportive Services under the Choice Neighborhood Initiative Grant at Bedford Dwellings, AMP-02

WHEREAS, on July 26, 2023, the Housing Authority of the City of Pittsburgh (HACP) was awarded a Fiscal Year (FY) 2022 Choice Neighborhoods Implementation Grant ("CNI

Grant") from the U.S. Department of Housing and Urban Development (HUD)to support the redevelopment of the Bedford Dwellings community; and

WHEREAS, a core requirement of the CNI Grant is to provide case management and supportive services ("Case Management Services") to Bedford Dwellings residents; and

WHEREAS, the HACP has determined that locating Case Management Services on-site in modular office trailers will maximize service delivery, resident participation, and flexibility during redevelopment activities; and

WHEREAS, on December 14, 2023, under Resolution No. 89 of 2023, the Board approved the acquisition of four (4) modular office trailers to support CNI Grant programs; and

WHEREAS, the HACP issued Invitation for Bid (IFB) No. 600-37-24 on November 10, 2024, seeking qualified electrical, plumbing, and general contractors for infrastructure construction services: and

WHEREAS, the HACP only had successful competition for electric construction infrastructure services, and the award for the electric infrastructure construction service was approved under Resolution No. 10 of 2025; and

WHEREAS, plumbing and general infrastructure construction services had insufficient competition, for which a receiving only one (1) bid for plumbing and general contractors; and

WHEREAS, after reissuing IFB No. 600-37-24 (REBID) on December 22, 2024, the HACP received no bids by the January 28, 2028 deadline; and

WHEREAS, following two (2) unsuccessful competitive solicitations, the Procurement Department recommended proceeding with a sole source award for plumbing and general infrastructure construction services; and

WHEREAS, the HACP solicited and received proposals from D. Dennis & Son, Inc. for plumbing infrastructure construction services in the amount of \$95,600.03, and from ABS Building Systems Integrator, LLC for general infrastructure construction services in the amount of \$52,820.02, with both proposals deemed fair and reasonable; and

WHEREAS, all procurement activities have been conducted in accordance with applicable federal, state, local regulations, and the HACP procurement policies.

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 contracts with D. Dennis & Son, Inc., in an amount not-to-exceed \$95,600.03 for plumbing infrastructure construction services, and with ABS Building Systems Integrator, LLC, in an

amount not-to-exceed \$52,820.02 for general infrastructure construction services for the modular office trailers at Bedford Dwellings; and

Section 2. Funding for these contracts shall be payable from Moving to Work (MTW) funds and/or Program Income.

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

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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

RESOLUTION No. 42 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Ratify Funding for Graciano Corporation for the Exigency Undertaking of Emergency Work to Stabilize and Remediate Balconies at Building No. 74 at Northview Heights, AMP-09

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) identified hazardous deteriorating balcony conditions at Building No. 74 at Northview Heights, AMP-09; and

WHEREAS, Fragments of concrete have fallen from the balconies and the conditions at additional locations for the building have been visually field verified to be worsening. The conditions are such that they rise to the level of exigency and are recommended to be considered an emergency, requiring action to mitigate for risk of harm and property damage; and

WHEREAS, the Executive Director and Chairperson of the Board of Commissioners have previously declared an exigency for the HACP to take any and all actions necessary to stabilize and remediate the conditions of the balconies at Building No. 74 at Northview Heights (Emergency Work); and

WHEREAS, the HACP has retained Graciano Corporation through its emergency procurement procedures for the performance of the Emergency; and

WHEREAS, The Executive Director and Vice-Chair of the Board of Commissioners declared an exigency on April 3, 2025, for the HACP to take any and all actions necessary to stabilize and remediate the balconies.

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 and directed to take all actions determined to be necessary, that are legally permissible and necessary or advisable to carry out the Emergency Work to stabilize and remediate the balconies at Building No. 74 at Northview Heights, AMP-09; and

Section 2. The fiscal authorization at the time of the exigency allocated is \$1,000,000.00. The amount of the contract 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 Khari Mosely made a motion to approve, and Commissioner Smith seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Jala Rucker and
Charlise Smith, Wasi Mohamed, Khari Mosley and
Tammy Thompson

“NAYS”: None.

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

EXECUTIVE REPORT: Executive Director, Caster D. Binion, welcomed the new board members. He stated that the commissioners previously received the Operations and Executive Reports. He thanked the Board for their leadership. Mr. Binion thanked the staff for all their hard work.

NEW BUSINESS: No new business.

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

Khari Mosley made a motion to adjourn, and Charlise Smith 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, Wasi Mohamed, Khari Mosley and
Tammy Thompson.

"NAYS": None.

The Vice-Chair declared the motion carried and the meeting adjourned.

Recording Secretary

