

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
MAY 22, 2025
412 Boulevard of the Allies, 7th Floor Board Room and
Via Zoom Webinar

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, May 22, 2025, at 412 Boulevard of the Allies, 7th Floor Board Room and Via Zoom Webinar. The meeting began at 10:45 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. Mr. Wasi Mohamad and Khari Mosley joined via Zoom conferencing. Ms. Tammy Thompson and Ms. Janet Evans were not in attendance. A Quorum was met. Ms. Rucker presided over the meeting as Chairman Mohamed was virtual.

Next, the Vice-Chair noted that the Board members previously received a copy of the April 25, 2025, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion.

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

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

“NAYS”: None.

The Minutes were approved.

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

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

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

“NAYS”: None.

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

ACTIVITY REPORT:

Michelle Sandidge presented the activity report.

May Monthly Activity Report

50 HR women that we admire in the United States awards were announced and Chief HRO Marian Woods is in that top 50. Congrats!!! These women play a critical role in shaping HR strategy, managing talent, and aligning workforce initiatives with organizational goals.

Intergovernmental agreement with DHS has a New Mental Health Services Provider. TRAC Three Rivers Adoption Council who will work with our in house Clinical staff to provide services to LIPH adults. More enhanced, in person traditional therapy and Therapeutic Supervised Visitation and resident clinical wellness checks along with mandatory fire drills will begin in June.

Our Dr Evan Chen/Clinical Coordinator partnered with Open Gate Therapeutics coordinating an event at Caliguri with Animal Friends and Hilltop Pharmacy. Seniors discussed a trauma informed approach to Cognitive behavioral therapy and clinical health support.

CHOICE UPDATE**RESIDENT HIRES**

59-PhA \$19.32

36-PhB-\$19.32 ONE IS FROM FSS

Stabilizing the Workforce Behind the Workforce

A Governors meeting of the Early Childhood Education (ECE) Caucus in partnership with the PA Early Learning Investment Commission (PA ELIC) that we sit on was held in Harrisburg. Did you know childcare workers make less than janitors and yoga instructors. Applause to ABK learning and development center and the HACP for its creative model tackling the ECE arena. You speak for the children who can't speak for themselves. Childcare is more expensive than housing and food!!! Without public intervention and investment in affordable childcare, future generations won't even exist to assist our society.

Mark your calendars for the Opening of the Highmark Wholecare /Cheryl Gainey Wellness Center. June 5th from 10:00 -11:30 in Allegheny Dwellings

And Kudos once again to Highmark Wholecare has who granted us 40k for senior indoor outdoor movie nights.

The CyberBus was on hand for the Mel Blunt Youth Home event this month.

HUD request: June 12th that we host 20 of the Johnstown Housing Authority Choice Neighborhood team members. They are visiting to learn how we do what we do and how to get to the next phase of the Choice grant application process.

Groundbreaking of the African Queens apartments (2159 Centre Ave) in the Hill District this month will soon add 12 affordable PBV units that includes 4 UFAS units and commercial space on the ground floor. HACP has also added 1 million dollars in GAP to the project..

Ooops, who let the goats out. Hobo the donkey was on duty once again to stop that goatduggery. GoatScape was back with their hillside program in Bedford Dwellings clearing invasive plants

In Closing at 2pm on May 29th in Allegheny Dwellings, we will host the first of 15.... back by popular ...Listening Post meetings ... with Mr. Binion, city officials.

PUBLIC COMMENTS:

1. Anonymous

Wants Comment Read Aloud: YES

Wants Response: YES

I live at 803 E. Warrington Ave, Pittsburgh, PA 15210. A tenant on the third floor is operating a speakeasy or hosting frequent card parties. This apartment appears to be in violation of several terms of the lease agreement. The property manager is aware of the situation and has failed to enforce the rules regarding this tenants activity.

There is a lack of proper management, and as a result, anything goes. The lease agreement clearly states that management is responsible for ensuring the safety of tenants. However, the current situation is deteriorating, especially as word spreads throughout the neighborhood about the speakeasy or card parties at this address.

Security is aware of the increased traffic and activity, yet they continue to fail to do anything about it.

2. Dariece Martin

(412) 568-8001

dariecenm@gmail.com

Wants Comment Read Aloud: YES

Wants Response: YES

I have black mold growing in my living room and bathroom. I have made calls about it and nobody has done anything about the problem. I have called the health department and all. No one came to see about it. Me and my son have been getting sick from it . Whenever someone from housing see it they take pictures and claim they are sending them to the person that is supposed to have them that is also the person in charge of getting this fixed. However, it never got fixed. It's been 5 years I've been complaining about this and my health is not getting better and neither is my son's asthma.

RESOLUTIONS:

RESOLUTION No. 43 of 2025

A Resolution—Authorizing the Executive Director or his Designee to enter into contract with Homeland Intelligence & Protective Services to provide Armed Security Services for the HACP Northview Heights High Rise, Northview Heights Mt. Pleasant and Penfort Welcome Station, Northview Heights Gym, and Roving Patrols

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security services in its High-Rises and Family Communities as part of its plan to synthesize resources from police, private security, and technology to enhance the safety and security of HACP High-Rises and Communities; Northview Heights High Rise, Northview Heights Mt. Pleasant and Penfort Welcome Station, Northview Heights Gym, and Roving Patrols; and

WHEREAS, as a result of Resolution No 26 of 2024, on June 18, 2024, OSA Global, LLC was awarded a one (1) contract with two (2) one (1) year options to extend the contract to provide security services at Bidwell High Rise, Caliguiri Plaza High Rise, Carrick Regency High Rise, Finello High Rise, Gualtieri Manor High Rise, Mazza Pavilion High Rise, Morse Gardens High Rise, and Murray Towers High Rise; and

WHEREAS; the one (1) year contract with OSA Global LLC is scheduled to end on June 18, 2025 and the HACP has determined that it is not in the best interest to extend the contract for another year; and

WHEREAS; the HACP has explored other options to lower the totals security costs to include the phase-out of security guards at applicable sites; and

WHEREAS, the HACP advertised RFP No. 350-05-25 to provide Armed Security Services for the HACP Northview Heights High Rise, Northview Heights Mt. Pleasant and Penfort Welcome Station, Northview Heights Gym, and Roving

Patrols; and

WHEREAS, seven (7) proposals were received; and

WHEREAS, Homeland Intelligence & Protective Services was determined to be the most responsive, responsible, and qualified firm to provide Armed Security Services at the HACP Northview Heights High Rise, Northview Heights Mt. Pleasant and Penfort Welcome Station, Northview Heights Gym, and Roving Patrols; and

WHEREAS, the term of the contract is for one (1) year with two (2) one (1) year extension options; and

WHEREAS, the Procurement of RFP No. 350-05-25 was conducted in accordance with applicable State and Federal regulations and the procurement policies and procedures of the HACP.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract with Homeland Intelligence & Protective Services to provide Armed Security Services for the HACP Northview Heights High Rise, Northview Heights Mt. Pleasant and Penfort Welcome Station, Northview Heights Gym, and Roving Patrols for a one (1) year contract with two (2) one (1) year options; and

Section 2: The contract for Armed Security Services will include a Year One (1) total cost of \$1,685,851.20. A cost of living increase will be included in Year Two (2) and Year Three (3) for an amount of \$1,736,380.80 and \$1,788,824.40, respectively. The contract will be for one (1) year with two (2) one (1) year options to extend for a three (3) year total cost not to exceed \$ 5,211,056.40; and

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

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the "Ayes and "Nays" were as follows:

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

"NAYS": None.

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

RESOLUTION No 44 of 2025

A Resolution—Authorizing the Executive Director or his Designee to enter into contract with Homeland Intelligence & Protective Services to provide unarmed security services for the HACP Bidwell High Rise, Pressley Street High Rise, Caliguiri Plaza High Rise, and the HACP One Stop Shop

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security services in properties owned and managed by the HACP, to include High-Rise communities; and

WHEREAS, as part of the plan of the HACP to synthesize security service resources with police, private security, and technology to enhance the safety and security of HACP High-Rises; Bidwell High Rise, Pressley Street High Rise, Caliguiri Plaza High Rise, and the HACP One Stop Shop; and

WHEREAS, as a result of Resolution No 26 of 2024, on June 18, 2024, OSA Global, LLC was awarded one (1) contract with two (2) one (1) year options to provide security services at Bidwell High Rise, Caliguiri Plaza High Rise, Carrick Regency High Rise, Finello High Rise, Gualtieri Manor High Rise, Mazza Pavilion High Rise, Morse Gardens High Rise, and Murray Towers High Rise; and

WHEREAS, as a result of Resolution No. 27 of 2024, 3G Security Solutions was awarded one (1) contract with two (2) one (1) year options to extend to provide security services at Northview Heights High Rise, Northview Heights Penfort Welcome Stations, Northview Heights Mt. Pleasant Welcome Station, Northview Heights Gym, Pressley Street High Rise and Roving Patrols and services began on August 2, 2024; and

WHEREAS, the HACP received a 30 days' Notice of Termination from 3G Security Solutions dated November 7, 2024; and

WHEREAS, on November 21, 2024 the HACP General Counsel sent a letter to 3G Security Solutions acknowledging and accepting the 30 Day Notice of Termination effective December 11, 2024 at 11:59 p.m.; and

WHEREAS, the sites awarded to 3G Security Solutions transferred by the HACP to OSA Global to provide unarmed and armed security services at Northview Heights High Rise, Northview Heights Penfort Welcome Stations, Northview Heights Mt. Pleasant Welcome Station, Northview Heights Gym, Pressley Street High Rise, and Roving Patrols; and

WHEREAS, the one (1) year contract with OSA Global LLC is set to end on June 18, 2025 and the continuing cost of security services from OSA is not effective for the HACP; and

WHEREAS, the HACP has determined that it is not in the best interest to extend the contract with OSA Global LLC for another year; and

WHEREAS, the HACP has explored other options to lower the totals security costs to include the phase-out of security guards at applicable sites; and

WHEREAS, the HACP advertised RFP No. 350-04-25 to provide Unarmed Security Services for HACP Bidwell High Rise, Pressley Street High Rise, Caliguiri Plaza High Rise, Finello High Rise, Morse Gardens High Rise, Murray Towers High Rise, and the HACP One Stop Shop; and

WHEREAS, six (6) proposals were received; and

WHEREAS, Homeland Intelligence & Protective Services was determined to be the most responsive, responsible, and qualified firm to provide Unarmed Security Services at the HACP Bidwell High Rise, Pressley Street High Rise, Caliguiri Plaza High Rise, and the HACP One Stop Shop; and

WHEREAS, the term of the contract is for one (1) year with two (2) one (1) year extension options; and

WHEREAS, this Procurement of RFP No. 350-04-25 was conducted in accordance with applicable State and Federal regulations and the procurement policies and procedures of the HACP.

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

Section 1. The Executive Director or his designee is hereby authorized to enter into a contract with Homeland Intelligence & Protective Services to provide Unarmed Security Services for the HACP Bidwell High Rise, Pressley Street High Rise, Caliguiri Plaza High Rise, and the HACP One Stop Shop for a one (1) year contract with two (2) one (1) year options; and

Section 2: The contract for Unarmed Security Services will include a Year One (1) total of \$1,345,608.18. A cost-of-living increase will be included in Year Two (2) and Year Three (3) for an amount of \$1,386,419.86 and \$1,428,016.38, respectively. The contract will be for one (1) year with two (2) one (1) year options to extend for a three (3) year total cost not to exceed \$4,160,044.42; and

Section 3: The contact shall be payable from Program Income or Moving to Work (MTW) funds.

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the “Ayes and “Nays” were as follows:

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

“NAYS”: None.

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

RESOLUTION No. 45 of 2025

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

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has an ongoing and expanding need to implement advanced security technologies, particularly those leveraging artificial intelligence (AI), in an effort to enhance safety and reduce security-related expenditures across its new and existing sites; and

WHEREAS, to improve safety and security in its communities, the HACP intends to integrate AI-powered security solutions with its existing advanced camera system, enabling more efficient surveillance, intelligent threat detection, and real-time analytics for proactive incident prevention; and

WHEREAS, at the January 2024 HACP Board of Commissioners Meeting, the HACP’s Public Safety Department introduced a plan to adopt several strategies to reduce security-related costs through innovative security strategies to include and not limited to, camera system installation and upgrades, "Coffee with Cops" events, and enhanced public safety signage; and

WHEREAS, at the January 2025 HACP Board of Commissioners Meeting, approval was granted to award a contract to Xycom Technology Group for the installation and maintenance of security cameras at new and existing HACP properties and the contract with Xycom Technology Group was officially executed on January 27, 2025; and

WHEREAS, the next phase in implementing innovative security strategies involves the installation of Access Control systems at both new and existing sites, integrated with AI technologies and the current camera network to improve building entry oversight and security as Access Control systems are expected to reduce or eliminate the need for on-site guards by enabling features such as secure entry monitoring, piggybacking detection (where an unauthorized person gains access to a restricted area by closely following an authorized person, often without their knowledge), automated lockdowns, and real-time occupancy tracking; and

WHEREAS, modern Access Control systems provide advanced identity verification capabilities, including mobile credentialing, and multifactor verification, which further enhance the integrity and reliability of building access and will also reduce reliance on on-site security guards and integration of Access Control with the existing camera infrastructure allows for cross-referenced visual verification and automated event-triggered video capture, strengthening investigative and deterrent capabilities; and

WHEREAS, the current access control system is outdated and unsupported and transitioning to a modern, unified platform will enhance efficiency, improve access management, and potentially reduce long-term costs by integrating camera and access control systems with centralized management that enables streamlined user administration, audit logging, and incident response across multiple locations, thereby improving both efficiency and security; and

WHEREAS, AI-enhanced analytics within Access Control systems can proactively detect suspicious behavior patterns, unauthorized access attempts, and usage anomalies, allowing for faster response and threat mitigation; and

WHEREAS, the implementation of the Access Control system will significantly enhance communication and coordination between residents, visitors, and the HACP staff by providing a more secure, efficient, and responsive means of managing property access and ensuring timely interaction among all parties; and

WHEREAS, implementing Access Control aligns with industry best practices and compliance standards for physical security, data protection, and workplace safety, ensuring the organization meets or exceeds regulatory expectations; and

WHEREAS, the installation of data cabling necessary to establish the physical network for connecting and powering the components of the access control system must be completed to ensure the system's reliability at Central Maintenance; and

WHEREAS, the cost of required hardware for the Access Control installation may be subject to tariffs and the HACP shall assess the potential impact of hardware tariffs on the overall cost of the Access Control system installation; and

WHEREAS, the HACP has selected Xycom Technology Group to install/upgrade Access Control systems, based on the company's demonstrated capacity, technical expertise, and extensive public sector experience, as well as its critical understanding of HACP's specific security needs, having recently completed the installation of surveillance cameras and conducted comprehensive walkthroughs of all HACP buildings to assess existing access control systems; and

WHEREAS, the HACP has determined that it is in the best interest to utilize the Xycom Technology Group current COSTAR 40 contract (Contract Number 040-E23-244) which offers competitive pricing and eliminates the need for a separate Request for Proposal Process (RFP); and

WHEREAS, the yearly total cost for the installation of Access Control proposed by Xycom Technology Group will include an initial one (1) year term with two (2) one (1) year extension options for a total of three (3) years in the amount of \$4,089,227.02; and

WHEREAS, the proposed annual maintenance cost by Xycom Technology Group is estimated at \$175.00 per hour, with approximately 100 hours per year, totaling \$17,500 per year. This includes an initial one (1) year term with two (2) optional one (1) year extensions, for a total maintenance cost not to exceed \$52,500.00 over three (3) years; and

WHEREAS, with the addition of the possibility of a hardware tariff in the amount of \$464,739.45 added to the installation cost of \$4,089,227.02 plus the annual maintenance cost of \$52,500.00, the amount to be paid to Xycom Technology Group will not be a not-to exceed of \$4,606,466.47; and

WHEREAS, this procurement was conducted in accordance with applicable State and Federal regulations and the procurement policies and procedures of the HACP.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract with Xycom Technology Group to provide camera installation and maintenance at new and existing sites owned by the Housing Authority of the City of Pittsburgh; and

Section 2. The yearly total cost for services proposed by Xycom Technology Group will include an initial one (1) year term with two (2) one (1) year extension options for a total of three (3) years in the amount of \$4,089,227.02, a three (3) year maintenance cost of \$52,500.00 and the possibility of hardware tariff amount of \$464,739.45 for a total amount not to exceed of \$4,606,466.47; and

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

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the “Ayes and “Nays” were as follows:

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

“NAYS”: None.

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

RESOLUTION No. 46 of 2025

A Resolution – Adopting Policy Updates to the Housing Authority of the City of Pittsburgh Employee Handbook

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to comply with all applicable federal, state, and local laws, rules, regulations, and guidelines; and

WHEREAS, the HACP has determined that certain updates to the current Employee Handbook, are necessary to maintain continued compliance with applicable federal, state, and local laws, rules, regulations, and guidelines; and

WHEREAS, makes it necessary to establish the Fraud and Risk Management Policy effective immediately to ensure the HACP’s compliance with the rules, regulations, and guidelines of the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the HACP has determined this policy addition to the current Employee Handbook is necessary to maintain continued compliance with applicable federal, state, and local laws, rules, regulations, and HUD guidelines, and adding the Fraud and Risk Management Policy is essential.

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

Section 1: That the Housing Authority of the City of Pittsburgh authorizes the Executive Director or his designee to take any such action to implement, modify or amend provisions of the Employee Handbook to reflect the aforementioned Fraud and Risk Management Policy to ensure consistency with changing state, federal, or local laws and regulations effective immediately; and

Section 2: The updates to the HACP Employee Handbook, referenced above, are hereby adopted in their entirety and supersede or serve as additions to the policies in the Employee Handbook, previously approved according to Resolution Number 54 of September 2022.

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the “Ayes and “Nays” were as follows:

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

“NAYS”: None.

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

RESOLUTION No. 47 of 2025

A Resolution - Authorizing the Commitment of Additional Funds for City’s Edge 4% and 9% Residential Developments

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), the owner entity, has established and authorized its subsidiary entity, the Allies & Ross Management and Development Corporation (ARMDC), to conduct development activities on behalf of the HACP, including mixed-finance, mixed-income developments throughout the City of Pittsburgh, Allegheny County, Pennsylvania; and

WHEREAS, the ARMDC issued Request for Qualifications (RFQ) #2020-31, to procure qualified co-developers and through that process selected Midpoint Group of Companies Inc (MidPoint); and

WHEREAS, in August 2020, the ARMDC issued a request for task order proposals and procured MidPoint to serve as the co-developer and co-owner for the City’s Edge Development (Development); and

WHEREAS, the Development, which is located in the Uptown/Lower Hill Neighborhood of Pittsburgh, will entail the new construction of a mixed-use building with one hundred ten (110) residential units (including 92 Project-Based Voucher (PBV) units, 43 of which will serve as replacement units for the HACP's Bedford Dwellings Choice Neighborhoods Initiative (Bedford CNI), commercial spaces, and a parking garage; and

WHEREAS, on November 10, 2022, the Development was awarded both a 4% Low Income Housing Tax Credit (LIHTC) and Tax Exempt Bond Allocation and a 9% LIHTC allocation by the Pennsylvania Housing Finance Agency (PHFA) and created a two (2) unit residential condominium ownership structure, one (1) for 4%-syndicated ownership and the other for 9%-syndicated ownership; and

WHEREAS, the HACP Board Resolution No. 76 of 2022 authorized a funding commitment of **\$20,117,696** for the Development; and

WHEREAS, On May 30, 2023, the Development closed on its financing and construction commenced; and

WHEREAS, the construction of the Development was delayed for more than six (6) months due to the relocation of a Duquesne Light Company Utility line, resulting in increased construction costs; and

WHEREAS, The Development is in need of additional funding of up to **\$895,706.42** (increasing the total investment to **\$228,406.55** per Project-Based Voucher (PBV) unit for a total investment of **\$21,013,402.42** in order to successfully reach substantial completion.

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 obligate and expend an amount of up to **\$21,013,402.42** (previously approved **\$20,117,696**, plus **\$895,706.42**) to support the development of 110 units of mixed-income housing as partners in the City's Edge development; and

Section 2. The Executive Director or his Designee is hereby authorized to provide an additional grant amount of up to **\$895,706.42**, which the ARMDC shall utilize to provide loan facilities and pay for the ARMDC's direct expenses for the Development activities; and

Section 3. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, to (i) negotiate, execute and deliver all such agreements, documents and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the

Development activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Development activities contemplated herein; and

Section 4. The financial gap will be paid from with Moving To Work (MTW) funds and/or Program Income.

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the “Ayes and “Nays” were as follows:

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

“NAYS”: None.

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

RESOLUTION No. 48 of 2025

A Resolution - Authorizing the Executive Director or his Designee to utilize an existing contract with Trane Technologies through OMNIA PARTNERS Cooperative Purchasing Program for the Installation of Building Automation System (BAS) Controls and Equipment at Pressley High Rise, AMP-17 and Bedford Dwellings, AMP-02

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners authorized the purchase of boilers for the Pressley Street High-Rise and Bedford Dwellings under Resolution No. 83 and Resolution No. 84 of 2023, respectively; and

WHEREAS, the HACP has determined that the installation of Building Automation System (BAS) controls and equipment is essential at both Pressley Street High-Rise (AMP-17) and Bedford Dwellings (AMP-02), due to the current inability to effectively monitor and adjust the pumps, which are equipped with variable frequency drives (VFDs); and

WHEREAS, while VFDs provide variable speed control for pumps, without BAS integration, the system cannot respond to real-time system conditions, optimize energy use, or detect equipment faults resulting in compromised performance and operational inefficiency; and

WHEREAS, BAS offers centralized oversight and integration by using real-time data from VFDs and other sensors (e.g., temperature and pressure) to manage pump operation, improve system responsiveness, detect and diagnose equipment issues, track energy consumption, and enable remote management, thereby enhancing overall system efficiency, resident comfort, and cost-effectiveness; and

WHEREAS, this integration will be achieved through Trane Technologies' Tracer SC+ system-level controller using the Building Automation and Control Network (BACnet) communication protocol; and

WHEREAS, the HACP is authorized to procure the necessary equipment and services through a cooperative purchasing agreement under Trane Technologies' OMNIA Partners Contract #3341, effective through August 31, 2027; and

WHEREAS, Trane Technologies will provide and install the BAS controls and equipment at each location—Pressley Street High-Rise and Bedford Dwellings—at a cost of \$62,977.00 per site, for a total combined cost of \$125,954.00.

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 purchase order to Trane in the not-to-exceed amount of \$125,954.00 for the installation of Building Automation System (BAS) controls and equipment at Pressley Street High-Rise (AMP-17) and Bedford Dwellings (AMP-02); and

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

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the "Ayes and "Nays" were as follows:

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

"NAYS": None.

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

RESOLUTION No. 49 of 2025

A Resolution - Authorizing Revised Awards For 209 9th Street and 800 Penn Avenue by Hullett Properties Inc. Under the 2024 PBV/Gap Financing Request for Proposals Program

WHEREAS, on August 26, 2024, the Housing Authority of the City of Pittsburgh (HACP) issued a Request for Proposals #600-22-24 (RFP) representing another round of funding availability under the Project- Based Voucher (PBV) and Gap Financing (PBV/Gap Financing) program; and

WHEREAS, on September 26, 2024, the HACP received eleven (11) proposals from six (6) firms through the RFP; and

WHEREAS, per Resolution No. 80 of 2024, the HACP has selected eight (8) of the highest-ranked proposals to receive conditional commitments for PBV/ Gap Financing; and

WHEREAS, two (2) of the eight (8) proposals to receive conditional commitments were TRYP Housing LLC and East Ohio Landing LLC, both submitted by Hullett Properties and both were awarded fifteen (15) PBVs and \$1,500,000 in Gap Financing, both include set asides for formerly homeless individuals through Allegheny County's 500 in 500 Initiative; and

WHEREAS, in July 2024 both TRYP Housing LLC and East Ohio Landing LLC were also awarded additional PBVs through PBV Only RFP# 125-01-24 increasing the total PBV award to 100% of TRYP Housing LLC's 108 units and 100% of East Ohio Landing's 96 units; and

WHEREAS, due to a combination of site control issues, financial constraints and a lack of community support, Hullet Properties requested to transfer their conditional award commitments for both the PBV/ Gap RFP and the PBV Only RFP to two (2) new locations (i) 209 9th Street and (ii) 800 Penn Avenue and submitted two (2) amended PBV/Gap proposals and two (2) amended PBV Only proposals; and

WHEREAS, the HACP/ARMDC has evaluated the two (2) amended PBV/ Gap proposals and determined that they still rank in the top eight (8) of all 2024 proposals and that the proposals meet the basic underwriting criteria and regulatory requirements prescribed by the HACP and the U.S. Department of Housing and Urban Development (HUD), where applicable; and

WHEREAS, pursuant to the evaluations, the HACP intends to issue two (2) amended conditional commitment awards to include \$1,500,000 and fifteen (15) PBVs for 209 9th Street and \$1,500,000 and fifteen (15) PBVs for 800 Penn Avenue (for a total sum of \$3,000,000 of Gap Financing and 30 PBVs) before conducting complete underwriting procedures for each project; and

WHEREAS, the HACP/ARMDC has also evaluated the two (2) amended PBV only proposals and determined that they still meet ranking criteria and intends to issue two (2) amended conditional commitment awards bringing the total number of PBVs to 42 for 209 9th Street and 44 for 800 Penn Avenue.

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 contingent commitment(s) of 30 PBVs and funds not-to-exceed \$3,000,000 in Gap Financing (\$1,500,000 for 209 9th Street and \$1,500,000 and 800 Penn Avenue respectively) and begin project underwriting negotiations with Hullett Properties; and

Section 2. The PBV units will be funded by the HACP's Housing Choice Voucher (HCV) Program, and the Gap Financing will be financed by Moving to Work (MTW) funds.

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the "Ayes and "Nays" were as follows:

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

"NAYS": None.

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

RESOLUTION No. 50 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Approve the Renewal of Adobe Licenses from Insight Public Sector for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) relies on Adobe software (Adobe Acrobat Pro and Adobe Sign) for essential operations, including processing digital applications, certifications, payments, contracts, and other business documents requiring electronic signatures and fillable forms; and

WHEREAS, in the previous year, the HACP processed over 17,509 electronic signatures using Adobe Sign, facilitating services for community members, landlords, business partners, and internal processes; and

WHEREAS, the HACP Board of Commissioners previously authorized the purchase of Adobe licenses via Resolution No. 38 of 2024 through the OMNIA PARTNERS (COBB COUNTY) contract (#23-6692-03); and

WHEREAS, the HACP has assessed its current and future needs and determined that renewing its Adobe licenses for the period of May 2025 to May 2026 is necessary; and

WHEREAS, The required renewal includes the following licenses:

- 225 Adobe Acrobat Pro for enterprise (178 renewals, 47 new)
- 7 Adobe Creative Cloud Pro for enterprise (5 renewals, 2 new)
- 20,000 Adobe Sign for enterprise transactions (renewal); and

WHEREAS, the total cost for the 12-month renewal of the Adobe licenses is \$72,657.17; and

WHEREAS, this renewal will be conducted through the OMNIA PARTNERS (COBB COUNTY) for IT PRODUCTS AND SERVICES (#23-6692-03) contract, 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 approve the renewal of the Adobe licenses from Insight Public Sector in the amount not to exceed \$72,657.17; and

Section 2. The total amount of \$72,657.17 shall be payable from Moving to Work (MTW) and/or Program Income funds.

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the “Ayes and “Nays” were as follows:

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

“NAYS”: None.

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

RESOLUTION No. 51 of 2025

A Resolution—Authorizing the Executive Director or his Designee to Purchase a Forklift and a Box Truck

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to purchase a forklift and a box truck to support operational needs throughout the authority; and

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

WHEREAS, through the identified purchasing cooperative agreement, the two (2) pieces of equipment and associated installed components specified by the HACP can be purchased for a cost of \$120,760.00; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, and local 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 award a contract for the purchase of vehicles and the purchase and installation of additional equipment under the terms of the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement for \$120,760.00; and

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

Next, the Vice-Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the “Ayes and “Nays” were as follows:

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

"NAYS": None.

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

EXECUTIVE REPORT: Executive Director, Caster D. Binion remarked that the Board received Activity Reports and a comprehensive Executive report. He stated that your starting to see our resolutions committing the HACP to AI. My staff is guiding me to the AI direction. Mr. Binion thanked the Board for their direction and the staff for their hard work to continue to be leaders in the community.

NEW BUSINESS: No new business.

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

Charlise Smith made a motion to adjourn, and Valerie McDonald-Roberts seconded the motion.

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

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

"NAYS": None.

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

Recording Secretary

A handwritten signature in blue ink, reading "Amy L. Shaffer".