

The Housing Authority of The City of Pittsburgh
Board Meeting AGENDA
JULY 24, 2025
10:30 A.M.
412 BOULEVARD OF ALLIES, LOWER LEVEL CONFERENCE ROOM (2)
PITTSBURGH, PA 15219 AND
VIA ZOOM CONFERENCING

- 1. Roll Call.**
- 2. Motion to Approve June 26, 2025, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Report for July 2025.**
 - Clean Slate Scholarship 2025 Awardees**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 64 of 2025 - Ratifying and Approving Certain Transactions Relating to the Acquisition of Property Known as Christopher A. Smith Terrace.**
- 6. Resolution No. 65 of 2025 - Authorizing the Commitment of Funds for Fifth & Dinwiddie Project-Based Voucher/Gap Financing Project.**
- 7. Resolution No. 66 of 2025 - Authorizing the Commitment of Funds for 800 Penn & 209 9th Street Project-Based Voucher/Gap Financing Project.**
- 8. Resolution No. 67 of 2025 - Authorizing the Executive Director or his Designee to Enter into General and Electrical Construction Contracts with Plavchak Construction and Sargent Electric, for the 1204/1206 Arch Street Duplex Renovation, AMP 39.**
- 9. Resolution No. 68 of 2025 - Authorizing the Executive Director or His Designee to Issue a Task Order Notice To Proceed to Fukui Architects for Architectural and Engineering Services for the Design and Construction Administration of a Community Center at Northview Heights**
- 10. Resolution No. 69 of 2025 - Authorizing the Housing Authority of the City of Pittsburgh to Execute a Grant Agreement with Clean Slate E3 to Provide \$2,000,000 in Program Income to Support the Clean Slate E3 Scholarship Program and Youth-Serving Programs.**
- 11. Resolution No. 70 of 2025 - Ratifying the Executive Director's Decision to Write Off Collection Losses from Tant Accounts Receivable for the Months of April 2025 – June 2025.**

- 12. Resolution No. 71 of 2025 Accepting the Audited Financial Statements as of and for the Year Ended December 31, 2024, and the related Independent Auditor's Reports for the Housing Authority of the City of Pittsburgh.**
- 13. Resolution No. 72 of 2025 - Authorizing the Executive Director or Designee to Award a Contract to Preferred Fire Protection for Fire Extinguisher Inspections and Maintenance Authority-Wide for the Housing Authority of the City of Pittsburgh.**
- 14. Resolution No. 73 of 2025 - Authorizing the Executive Director or Designee to Award a Contract to J & S Handyman Services for Tub Surround Installation Authority-Wide for the Housing Authority of the City of Pittsburgh.**
- 15. Resolution No. 74 of 2025 - Authorizing the Executive Director or Designee to Award a Contract to Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc. for Plumbing Support Authority-Wide for the Housing Authority of the City of Pittsburgh.**
- 16. Executive Report.**
- 17. New Business.**
- 18. Executive Session.**
- 19. Adjournment.**

**Board Meeting
July 24, 2025
Agenda Item No. 5**

RESOLUTION No. 64 of 2025

A Resolution - Ratifying and Approving Certain Transactions Relating to the Acquisition of Property Known as Christopher A. Smith Terrace

WHEREAS, Riverview Terrace Housing Partnership, L.P. (**Riverview Terrace**) is the owner of certain real property located at 2829 Bedford Avenue in the City of Pittsburgh, Allegheny County, Pennsylvania (the **Property**) and known as Christopher A. Smith Terrace, which is a 37-unit apartment complex for low-income elderly (the **Project**); and

WHEREAS, Riverview Terrace is required to convey the Property and the Project to Allies & Ross Management and Development Corporation (ARMDC) CAST Ownership, LLC, a Pennsylvania limited liability company (**CAST Owner**), by a special warranty deed, and Riverview Terrace is required to convey its interest in CAST Owner to ARMDC-CAST, LLC, a Pennsylvania limited liability company (**ARMDC-CAST**) pursuant to the terms of an Agreement of Purchase and Sale effective January 29, 2024, by and between Riverview Terrace and ARMDC-CAST, as amended (the **Agreement**), whereupon CAST Owner will enter into a long term lease for the Project with ARMDC-CAST (collectively, the **Property Acquisition**); and

WHEREAS, Riverview Terrace previously entered into the following documents in connection with the Project: (1) Declaration of Trust and Declaration of Restrictive Covenants by and between the Housing Authority of the City of Pittsburgh (**HACP**), the United States Department of Housing and Urban Development (**HUD**), and Riverview Terrace, dated as of September 12, 1997, and recorded March 4, 1998, at Deed Book Volume 10145, Page 24 in the Department of Real Estate of Allegheny County, Pennsylvania (the **DOT**), and (2) Regulatory and Operating Agreement by and between HACP and Riverview Terrace, dated as of September 12, 1997, and recorded March 4, 1998 at Deed Book Volume 17343, Page 154 in the Department of Real Estate of Allegheny County, Pennsylvania (the **Regulatory and Operating Agreement** and, together with the DOT, the **HACP Documents**); and

WHEREAS, in connection with the Property Acquisition, Riverview Terrace intends to transfer and assign all its rights, and CAST Owner intends to accept such transfer and assignment, in the HACP Documents, as set forth in an assignment and assumption amendment to the HACP Documents by and between CAST Owner, Riverview Terrace, and HACP for the benefit of HUD (the **First HACP Assignment**); and

WHEREAS, in connection with the Property Acquisition, CAST Owner is required to transfer and assign all its forthcoming rights, and the ARMDC-CAST is required to accept such transfer and assignment, in the HACP Documents, as set forth in an assignment and assumption amendment to the HACP Documents by and between CAST Owner, and the HACP for the benefit of HUD (the **Second HACP Assignment**) and together with the First HACP Assignment, the **HACP Assignments**); and

WHEREAS, in connection with the Property Acquisition, Riverview Terrace and the ARMDC-CAST are required to reflect the change in ownership of the Project described above in the HACP Documents, and the HACP and HUD are required to approve such change in ownership of the Project described above in the HACP Documents, as set forth in a First Rider to the DOT by and between Riverview Terrace, ARMDC-CAST, and the HACP for the benefit of HUD (the **First Rider**); and

WHEREAS, in connection with the Project, the HACP and HUD previously entered into that certain Mixed-Finance Amendment to Consolidated Annual Contributions Contract (ACC), dated December 22, 1997 (the **Mixed-Finance ACC Amendment**), pursuant to which Riverview Terrace owns and operates the Property; and

WHEREAS, in connection with the Property Acquisition, the HACP and HUD are required to consent to the transfer of the Project to ARMDC-CAST as well as to name the HACP as the property manager for the Project, as set forth in a first amendment to the Mixed-Finance ACC Amendment by and between the HACP and HUD (the **First Amendment to the Mixed-Finance ACC Amendment**); and

WHEREAS, the Board of Commissioners of the HACP desires to consent to such transfers and assignments of the HACP Documents, including pursuant to the First HACP Assignment, Second HACP Assignment, the First Rider and the First Amendment to the Mixed-Finance ACC Amendment, and any other instruments of consent, assignment, conveyance and/or transfer as may reasonably be requested by HUD, Riverview Terrace, CAST Owner or ARMDC-CAST in order to more effectively consummate the transactions contemplated in the aforementioned documents (collectively, the **Project Documents**); and

WHEREAS, in connection with the Project, the HACP previously provided two (2) loans to Riverview Terrace: (1) a loan in the original principal amount of \$1,000,000, which is secured by that certain Open-End Mortgage and Security Agreement dated September 9, 1997, and recorded March 4, 1998, in Mortgage Book Volume 17343 on page 105, and (2) a loan in the original principal amount of \$698,750, which is secured by that certain Open-End Mortgage and Security Agreement dated September 12, 1997, and recorded on March 4, 1998, in Mortgage Book Volume 17343 on page 21 (collectively, the **Riverview Terrace Loans**); and

WHEREAS, in connection with the Property Acquisition, the Board of Commissioners of HACP believes it to be reasonable and appropriate for the Riverview Terrace Loans to be forgiven by the HACP at closing of the Property Acquisition, and have such forgiveness evidenced by a satisfaction of the mortgages securing the Riverview Terrace Loans executed by the HACP (the **Loan Forgiveness**); and

WHEREAS, the Board of Commissioners of the HACP believes it to be in the best interest of the HACP to ratify all lawful actions taken relating to the Agreement, the Property Acquisition, the Project and the other transactions contemplated by this Resolution, and authorizes the Executive Director of the HACP or his or her designee, and the officers of the HACP, or either or all or any 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 Acquisition and the other transactions contemplated by these Resolutions; and

WHEREAS, the Project is a Mixed-Finance project and all changes to the ownership of mixed-finance projects are subject to HUD approval.

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 its entirety on behalf of the HACP, the Agreement, the Property Acquisition, the HACP Documents, the Project Documents, the Loan Forgiveness, and the transactions contemplated thereby and hereby (collectively, the **Transaction Documents**), and approves, authorizes and directs the Authorized Officers, to take such actions in connection with the Transaction Documents as the Authorized Officers deem necessary, advisable or appropriate; and

Section 3. 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 4. The Board of Commissioners of the HACP hereby approves and authorizes the Authorized Officers to further negotiate, execute and deliver on behalf of the HACP the Transaction Documents and, if applicable, all other documents that are necessary in connection with the Agreement, the Property Acquisition and/or the Loan Forgiveness; and

Section 6. 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; and

Section 7. 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 HACP where such actions, papers or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein.

**Board Meeting
July 24, 2025
Agenda Item No. 6**

RESOLUTION No. 65 of 2025

**A Resolution - Authorizing the Commitment of Funds for Fifth & Dinwiddie
Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 17 of 2020 awarded Bridging the Gap Development, LLC (Developer) a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for Fifth and Dinwiddie (Project) and authorized the HACP to enter into underwriting negotiations with the Developer and the Project's owner entity, Fifth & Dinwiddie Development LLC (Owner Entity); and

WHEREAS, the Project applied for a four percent (4%) Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in March 2024; and

WHEREAS, the Project, located at 121 Dinwiddie Street in the Uptown neighborhood and within the Bedford Dwellings/Hill District Choice Neighborhoods Implementation (CNI) Grant program boundary, entails the new construction of 103 units, further made up of fifty (50) LIHTC-only units, fifty-one (51) LIHTC and PBV units, and two (2) market rate units; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has allowed the HACP to utilize twelve (12) PBV units of the Project as Bedford Dwellings/Hill District Choice Neighborhoods replacement housing; and

WHEREAS, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

WHEREAS, the HACP's Board resolution No. 17 of 2020 authorized the commitment of \$2,000,000 MTW Gap Financing; and

WHEREAS, due to a funding gap caused by an increase in construction and operating costs for the past four years, the Project has required additional MTW Gap Financing loan, increasing HACP's total investment to \$7,675,000, and additional PBV units, increasing the HACP commitment for PBV units to fifty-one (51), to successfully reach financial closing; and

WHEREAS, the HACP will grant \$7,675,000 of MTW Gap Financing funds to the ARMDC which will subsequently issue a construction and permanent loan to the Owner Entity for the Project which will be repaid through project cash flow; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to the PHFA Board's approval and the final approval of the Project by HUD; and

WHEREAS, the HACP's approval of this Resolution are conditioned upon the Owner Entity's disclosure and resolution of all loans, obligations, litigation, and/or judgments with potential impact on the Project.

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 grant the ARMDC MTW grant funds in an amount not to exceed \$7,675,000 which the ARMDC will utilize to invest in the Project upon HUD's final approval for the Project; and

Section 2. 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 loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the Project, contemplated herein.

**Board Meeting
July 24, 2025
Agenda Item No. 7**

RESOLUTION No. 66 of 2025

**A Resolution - Authorizing the Commitment of Funds for 800 Penn & 209 9th St
Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 49 of 2025 awarded Hullett Properties (Developer) a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for 800 Penn Ave & 209 9th Street (Project), and authorized the HACP to enter into underwriting negotiations with the Developer and the Project's owner entity, 800-900 LLC (Owner Entity); and

WHEREAS, the Project, located in Downtown Pittsburgh, entails the acquisition of eighty four (84) units, across two buildings—800 Penn Ave (42 units) and 209 9th St (44 units), 100% of which will be PBV units; and

WHEREAS, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

WHEREAS, the HACP will grant three million dollars (\$3,000,000) of MTW Gap Financing funds, to the ARMDC, which will subsequently issue a permanent loan to the Owner Entity for the Project, which will be repaid through project cash flow; and

WHEREAS, the MTW Gap Financing transactions associated with the acquisition of these affordable housing units are subject to all units passing HACP inspections, final underwriting approval by the HACP's Executive Director, and final approval of the Project by the U.S. Department of Housing and Urban Development (HUD).

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 grant the ARMDC MTW grant funds in an amount not to exceed three million dollars (\$3,000,000), which the ARMDC will utilize to invest in the Project upon HUD's final approval for the Project; and

Section 2. 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 loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the Project, contemplated herein.

RESOLUTION No. 67 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Enter into General and Electrical Construction Contracts with Playchak Construction and Sargent Electric, for the 1204/1206 Arch Street Duplex Renovation, AMP 39

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the property located at 1204/1206 Arch Street, in the Central Northside neighborhood located in the Mexican War Streets of the North Side neighborhood of the City of Pittsburgh. The property is a three (3) story duplex built in 1915, consisting of two (2) adjacent three (3) unit multifamily buildings, totaling six (6) two-bedroom & one-bathroom apartments, each offering 844 square feet of living space; and

WHEREAS, the property was purchased for future use as Low-Income Public Housing (LIPH) and will be integrated into the Scattered Sites North AMP-39 portfolio; and

WHEREAS, the HACP has determined the need for General and Electrical Construction services to complete the necessary renovations for the eventual occupancy of 1204/1206 Arch Street Duplex by residents; and

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

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

WHEREAS, the Board of Commissioners at its March 27, 2025 meeting, passed Resolution No. 23 of 2025 authorizing the Executive Director or his Designee to enter into Electrical Construction contract, and Resolution No. 24 of 2025 authorizing the Executive Director or his Designee to enter into General Construction contract with F5 Facilities Services, the apparent low bidder for both scopes of work; and

WHEREAS, subsequent to the Board's authorization, it was determined that F5 Facilities Services failed to include the required bid bond as specified in the solicitation documents, constituting a material defect that significantly impacts the core terms and conditions of the bid and renders both bids non-responsive; and

WHEREAS, due to this non-responsiveness, the contracts authorized by the prior resolution were not executed; and

WHEREAS, the Chief Contracting Officer determined the HACP may proceed with the next lowest responsive and responsible bidder for Electrical Construction, Sargent Electric, which submitted a bid of \$86,100.00; and

WHEREAS, the Chief Contracting Officer determined that the HACP may proceed with the next lowest responsive and responsible bidder for General Construction, Plavchak Construction, which submitted a bid of \$197,800.00; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into an Electrical Construction contract in the amount of \$86,100.00 with Sargent Electric for the renovation of 1204/1206 Arch Street; and

Section 2. The Executive Director or his Designee is hereby authorized to enter into a General Construction contract in the amount of \$197,800.00 with Plavchak Construction for the renovation of 1204/1206 Arch Street; and

Section 3. The total amounts authorized in Sections 1 and 2 shall be paid from Program Income and/or Moving To Work (MTW) funds.

RESOLUTION No. 68 of 2025

A Resolution – Authorizing the Executive Director or His Designee to Issue a Task Order Notice To Proceed to Fukui Architects for Architectural and Engineering Services for the Design and Construction Administration of a Community Center at Northview Heights

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of a ten (10) story high-rise apartment building with eighty-seven (87) units and commercial, as well as sixty-eight (68) buildings containing four hundred and fifty-five (455) public housing units located in the Northview Heights public housing community (Northview Heights Community); and

WHEREAS, the high-rise building currently contains various non-residential spaces such as a management office, a convenience store, a health clinic, a gymnasium, a community room, and a maintenance shop (Community Amenities), which all serve the members of the Northview Heights Community; and

WHEREAS, pursuant to the U.S. Department of Housing and Urban Development's (HUD) demolition approval for the high-rise apartment building, HACP has planned to build a new community center for Community Amenities (Community Center) and demolish the high-rise building upon completion of a new replacement housing, Northview Midrise with a Total Development Cost (TDC) of approximately \$9,000,000; and

WHEREAS, a Request for Task Order Proposal (RFTOP) for Architectural and Engineering (A/E) Services for development of the Community Center was issued to three (3) A/E firms, which were procured and contracted under the HACP's Request for Qualification (RFQ) #600-13-25, soliciting fee proposals along with their capacity to provide A/E services for the development of the Community Center; and

WHEREAS, Fukui Architects has been selected for A/E Services for the Community Center based on their fee proposal and capacity; and

WHEREAS, all procurement activities have been conducted in accordance with applicable federal, state, local regulations, and the HACP 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 their Designee is hereby authorized to issue a task order notice to proceed to Fukui Architects, in an amount not-to-exceed \$380,354.68 for the A/E Services of the proposed Community Center at Northview Heights Community. The contract will have a term of three (3) years, with two (2) one (1) year extensions; and

Section 2. Funding for this contract shall be paid from Moving to Work (MTW) and/or Program Income funds.

**Board Meeting
June 24, 2025
Agenda Item No. 10**

RESOLUTION No. 69 of 2025

A Resolution – Authorizing the Housing Authority of the City of Pittsburgh to Execute a Grant Agreement with Clean Slate E3 to Provide \$2,000,000 in Program Income to Support the Provision of Onsite Educational Programs and Services Dedicated to Improving the Lives of HACP Resident Youth

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has established Clean Slate E3 as its non-profit affiliate dedicated to the mission of providing residents of the HACP housing with opportunities to obtain higher education and/or access to structured training programs designed to improve education and employment outcomes; and

WHEREAS, the HACP intends to expand the capacity of Clean Slate E3 in order to provide additional opportunities for partner organizations to provide educational, youth-serving programming available to residents of HACP households and will do so by allowing Clean Slate E3 to contract with local nonprofit organizations with well-established, outcome-based educational or related programming; and

WHEREAS, the HACP will support efforts by Clean Slate E3 to issue a Request For Proposals (RFP) modeled after a previous program developed by the HACP and The Pittsburgh Foundation known as the Youth Services Investment Fund (YSIF), which funded youth-serving programs for HACP residents; and

WHEREAS, the HACP's grant agreement with Clean Slate E3 will authorize Clean Slate to enter into contracts with qualified organizations that submit acceptable proposals with a maximum number of five awards, not to exceed the total budgeted amount of \$700,000 per year, with a targeted start date of September 2025; and

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 Grant Agreement with HACP's non-profit affiliate Clean Slate E3 providing \$2,000,000 in Program Income; and

Section 2. The HACP's Grant Agreement with Clean Slate E3 will mandate that funds will be used for the provision of out of school time (OST) programs, workforce development, and related mission-driven programs and services.

**Board Meeting
July 24, 2025
Agenda Item No. 11**

RESOLUTION No. 70 of 2025

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$218,894.14 from Tenant Accounts Receivable for the Months of April 2025- June 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 April 2025- June 2025 is \$218,894.14; 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 \$218,894.14, which is 8.47% of the total rent and associated charges of \$2,583,436.15 for the second 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 \$218,894.14 from the Tenant Accounts Receivables (TARs) balance April 2025- June 2025 is hereby ratified.

RESOLUTION No. 71 of 2025

**A Resolution - Accepting the Audited Financial Statements as of and for the
Year Ended December 31, 2024, and the related Independent Auditor's
Reports for the Housing Authority of the City of Pittsburgh**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by the United States Department of Housing and Urban Development (HUD) to have its financial statements and programmatic compliance audited by Independent Certified Public Accountants; and

WHEREAS, Maher Duessel was properly procured and approved by the Board of Commissioners to complete the required financial statement and compliance audits for the fiscal year ended December 31, 2024; and

WHEREAS, Maher Duessel has completed its audit work and prepared; an Independent Auditor's Report on the financial statements of the HACP, an Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, as well as, an Independent Auditor's Report on Compliance for its Major Program and on Internal Control Over Compliance Required by the Uniform Guidance; and

WHEREAS, representatives of the Board of Commissioners have maintained regular direct contact with Maher Duessel during the planning, execution and review phases of the audit and recommends these reports for acceptance; and

WHEREAS, Maher Duessel has issued an unqualified opinion on the financial statements, thus indicating the financial statements present fairly, in all material respects, the financial position 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 Board of Commissioners formally accepts the aforementioned independent auditor reports for the year ending December 31, 2024.

**Board Meeting
July 24, 2025
Agenda Item No. 13**

RESOLUTION No. 72 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Preferred Fire Protection for Fire Extinguisher Inspections and Maintenance Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes a 3rd Party to perform Fire Extinguisher Inspections and Maintenance across all HACP locations to ensure local and federal safety compliance; and

WHEREAS, on April 6, 2025, the HACP issued Invitation for Bid (IFB) #300-09-25 seeking qualified companies to provide Fire Extinguisher Inspections and Maintenance Authority-Wide and did not receive sufficient bids for a competitive solicitation; and

WHEREAS, on May 19, 2025, the HACP issued an IFB #300-09-25 REBID seeking qualified companies to provide Fire Extinguisher Inspections and Maintenance Authority-Wide; and

WHEREAS, IFB #300-09-25 REBID was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, six (6) companies responded to the IFB #300-09-25 REBID for Fire Extinguisher Inspections and Maintenance; and

WHEREAS, Preferred Fire Protection 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 \$59,778.00 with Preferred Fire Protection for Fire Extinguisher Inspections and Maintenance 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 \$59,778.00 shall be awarded to the vendor and made payable from Program Income and/or Moving to Work (MTW) funds.

**Board Meeting
July 24, 2025
Agenda Item No. 14**

RESOLUTION No. 73 of 2025

**A Resolution - Authorizing the Executive Director or Designee to Award a Contract to
J & S Handyman Services for Tub Surround Installation Authority-Wide for the
Housing Authority of the City of Pittsburgh**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes vendor support to perform Tub Surround Installations across the Authority; and

WHEREAS, on June 2, 2025, the HACP issued an Invitation for Bid (IFB) #300-18-25 seeking qualified companies to provide Tub Surround Installation Authority-Wide; and

WHEREAS, the IFB #300-18-25 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; and

WHEREAS, seven (7) companies responded to the IFB #300-18-25 for Tub Surround Installation; and

WHEREAS, J & S Handyman Services 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 his Designee is hereby authorized to enter into a contract in the amount not to exceed \$360,000.00 with J & S Handyman Services for Tub Surround Installation 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 \$360,000.00 shall be awarded to the vendor and made payable from Program Income and/or Moving to Work (MTW) funds.

**Board Meeting
July 24, 2025
Agenda Item No. 15**

RESOLUTION No. 74 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc. for Plumbing Support Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to maintain proper functioning plumbing conditions for resident health and sanitation at properties Authority-wide in accordance with the Department of Housing and Urban Development (HUD) standards; and

WHEREAS, on June 9, 2025, the HACP issued an Invitation for Bid (IFB) #300-19-25 seeking qualified companies to provide Plumbing Support Authority-Wide; and

WHEREAS, IFB #300-19-25 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; and

WHEREAS, four (4) companies responded to IFB #300-19-25 for Plumbing Support, specifically: Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc.; and

WHEREAS, both Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc. were determined to be the lowest responsive and responsible bidders.

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 contracts in the amount not to exceed \$5,139,200.00 with Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc. for Plumbing Support Authority-Wide for the initial term of three (3) years with two (2), one (1) year extension options, for a total of five (5) years; and

Section 2 The total five (5) year authorized amount of \$5,139,200.00 shall be made payable from Program Income and/or Moving to Work (MTW) funds.