

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
December 12, 2024
Via Zoom Webinar

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, December 12, 2024 Via Zoom Webinar. The meeting began at 10:30 a.m.

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

Next, the Chair noted that the Board members previously received a copy of the November 21, 2024. the HACP Board Meeting Minutes and asked for a motion to approve the minutes. Kahari Mosley made a motion to approve, and Janet Evans seconded the motion.

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

“AYES”: Janet Evans, Jake Wheatley, Kahri Mosely,
Valerie McDonald-Roberts, Alex Laroco and Majestic Lane

“NAYS”: None.

The Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for December 2024.

ACTIVITY REPORT:

We are coming to you live from the CyberBus physically outside of HUD headquarters in Washington DC for the Connect home USA digital conference....

We thank HUD and the DC housing authority for housing the bus during its stay here.

Yesterday, we received one of the first 2 Inaugural Trailblazer awards. Out of 3300 Housing authorities we were the first to receive this national award. Congrats to Mr Binion and our digital team!!! Acting HUD Secretary Adrienne Todman met with us on the bus for a tour and many questions regarding Pghs creativity with resident programs and housing. Yes the Secret Service were also on the bus.

~Happy holidays topped off with Josh Pusalteri /RSS for organizing an awesome HACP/CFV Coat Drive with over 150 items gathered from staff.

~City in the Streets Will Take place, December 16th in Northview Heights gym with Mayor Gainey.

Mark your calendars

~Jan 15th /Fifth Third Apts. groundbreaking @ 100 Fifth Avenue & 10 am;

~Jan 16th Letsche Apartments Ribbon Cutting and Open House @230pm /1530 Cliff Street; GAP - \$2,250,000; 46 Total Units/25 PBV/21 Market

Check out the article in the New Pittsburgh courier on affordable housing in Pittsburgh. Mayor Gainey mentions all four of our projects, Cedarwood, City Edge, Larimer and Bedford and HUD comment. ...HACP the star of the show. So many good projects to highlight. Stars of affordable housing in the US.

The fact is HACP commissioned our development arm, ARMDC to develop these communities (Larimer, Bedford, City's Edge...) and ARMDC competitively selected co-developers (MBS, Trek, MidPoint, etc). HACP owns the land and the largest investor for all these developments;

HACP/ARMDC is also the lender and PBV administrator for other private developments such as Cedarwood Homes, Letsche School, Gladstone School, Oakland Pride and more;

~Wishing on stars for everyone for a safe rest of this year and beyond adding to that a prosperous New Year!!

Next, Commissioner Wheatley asked the Board for a motion to approve the Activity Report. Janet 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": Janet Evans, Jake Wheatley, Kahri Mosely, Alex Laroco,
Valerie McDonald-Roberts and Majestic Lane

"NAYS": None.

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

PUBLIC COMMENTS:

1. Barbara Raiford

(412) 679-9343

Wants Comment Read Aloud: YES

Wants Response: YES

I live in Glen Hazel high rise. I would like some information about the meeting that is supposed to happen in January, as of this point no residents have been invited or contacted about our living situation. Since last month our elevators have been down several times for several days. People have been missing doctor's appointments, church, and work. Wheelchair bound people are really suffering because they can't do anything. They can't even do laundry. Our Community Room doesn't even have heat so City Parks has not been able to provide lunches which some people depend on. We still have a bedbug infestation. Have people from the Housing Authority been coming up here twice a week? We have been told a lot of things that haven't been happening. We were told at the last board meeting that there would be a meeting before Thanksgiving, we have not seen that happen. Can you please inform us at Glen Hazel that we have not been forgotten, that we are important, and that we matter to you?

The people who are managing this building have the door closed, the blind drawn, and they rarely answer the door. The phone rings and no one answers. What is the course of action here?

Chair Wheatley addressed the board. He wanted to publicly state that Commissioner Rucker, himself, E.D. Binion, CCO Sandidge and other members of HACP management set up a meeting with residents and went to the scheduled Glen Hazel meeting with residents on December 3, 2024 @ 9:00 a.m. No residents attended the meeting. The residents were informed of the meeting. We did go out to see the residents and none of them show up. We did exactly what we said we were going to do.

2 . Pat

(412) 421-1143

Wants Comment Read Aloud: YES

Wants Response: YES

I live in Glen Hazel and the Community Room has no heat. They don't serve lunch. People depend on those meals. The room is locked. We have to go down the hill in the cold to get a lunch. When the elevator is out and the community room is locked, we can't even take a break before we have to walk up the stairs. Even if we could we would be sitting in a cold room.

3. Richard Lucas

(412) 526-2885

Wants Comment Read Aloud: YES

Wants Response: YES

I live in Glen Hazel and people don't realize this is messing with our mental health. We go stir crazy because the elevators were broken. It's asinine to even negotiate these things. We can't get out of here to go to work because the elevators are broke. I get that things happen but there should be a backup plan for us. I've been stuck in the lobby 3 times the past week. This past week the elevator was out the entire week except for Monday night for

two hours. The fire department called me today 12/11 to make sure everything is okay. When I get management to answer me they have no information. I asked about the elevators and management told me "they don't know anything about it".

Commissioner McDonald Roberts asked Ms. Wesley to pause and asked that someone explain to the general public the structure of Glen Hazel and HACP's responsibility.

Mr. Binion responded and said that this project is a RAD (Rental Assistance Demonstration); primarily is run by a third party and is funded entirely by HUD, The HACP is currently evaluating the management company. Bottom line the HACP does not manage Glen Hazel, It is a third party.

4. Mae Norris

412-580-2493

maywest195223@yahoo.com

Wants Comment Read Aloud: YES

Wants Response: YES

Within the last month the elevator has been broken down my building at Glen Hazel. The past week we have been going stir crazy because we can barely leave our apartments. For the last 3-4 years this has been happening. Same thing with the ceiling leaking in my bathroom. It's been happening for years. No one lives in the unit above me yet this still happens. They should've never moved someone into the apartment I'm in. The water can leak and mess up my items and I have to replace them myself. I have insomnia because I can't sleep here. I'm stressed about there being no security. I'm stressed about the elevator. We don't know when it will be broken and when it will work.

5. Lakennya Butler

412-377-1250

Wants Comment Read Aloud: YES

Wants Response: YES

I live in Glen Hazel and I am tired. I am tired of the elevator not working. I am tired of them not fixing my bathroom. My bathroom ceiling keeps cracking. They patch it up quickly and the next week it bubbles again. My bathroom has mold and I have asthma.

6. Millard Johnson

(412) 773-2078

Wants Comment Read Aloud: YES

Wants Response: YES

I live in Glen Hazel and I can't walk. I'm in a wheelchair. I haven't been out of my apartment for 6 days because of the elevator. I am depressed and angry. Nobody comes by unless

they hurry up and slide a note under your door. And sometimes even that doesn't even happen. We NEVER have the elevator working on the weekends.

7. Richard Lucas

[2nd COMMENT]

Wants Comment Read Aloud: YES

Wants Response: YES

At Glen Hazel the elevator repair man said the elevator computer needs repaired. We don't need Band-Aids because they don't last long. I am scared to leave my apartment because what if I can't get back up to my apartment? This isn't right. What are ya'll doing about this.

8. Mae Norris

[2nd COMMENT]

Wants Comment Read Aloud: YES

Wants Response: YES

I could find a different place to live that I can afford easily. But here at Glen Hazel my rent ledger is messed up. Even if I look for a new place I get rejected because my credit. And I've worked on my credit, my credit issue is this one thing--the rent ledger saying I owe \$1400. I like living here but not the conditions. I have to breathe using a special machine because of the mold in my unit. I am on floor 2. How close am I to the sewage and trash chutes. I've been healthy all my life until when I moved here. I have trouble breathing. There is something wrong here. I hung up important pictures to me and the next day water ruined them. This isn't new to this month or last month. This isn't new and something is wrong.

9. Dorene Powell

(412) 657-1020

Wants Comment Read Aloud: YES

Wants Response: YES

I just moved into Glen Hazel on November 1st. The move in process was rather challenging because the management company went through several property managers in my attempt to rent an apartment here. I was coming from out of state and I was told that I could come pick up my keys on a particular day. There was an issue in my unit that caused a leakage in the unit below me. Instead of them preparing my unit for me to move in (cleaning, painting, etc) they didn't do any of that so that they could work on the unit below me. There are building-wide emergencies. No elevator, electrical emergencies, and no hot water. I drive here thinking I am coming to get my keys and I was met with unprofessionalism from the management in the office. There was no sympathy for me and the attitude was very flippant. They didn't give me keys. I didn't receive a call that there would be a delay for me to get my keys. Basically, I had to leave and drive back out of state. I called the corporate management office as well as HUD. I come from a HR background and thought this was very unprofessional. I finally received my keys and the unit was not cleaned or painted. I have been here since November 1 and I am still working on cleaning my unit. The fact that the elevator is broken made it extremely difficult to move in. After I moved in, everytime the person above me uses their sink my sink fills up and overflows. This happens multiple

times since I moved in. Even though maintenance has snaked the sink it doesnt fix the problem. It happens again the next day. Sometimes my sink leaks and overflows three times a day. My stuff gets ruined. My good blankets are ruined and maintenance responds rudely and defensively. There are many problems and I haven't been here for two months.

10. Monica Williams

412-520-2978

Wants Comment Read Aloud: YES

Wants Response: YES

I have been having water issues at Glen Hazel since I moved here. It doesn't feel safe for myself and my 5-month old. The cabinets in my bathroom are full of water damage. The leaking stopped but the cabinets are molded. My ceilings a mess with water bubbles collecting in the ceiling. Its a straight line of water-damaged panels across my ceiling. It impacts my whole life in my unit. I have to move my TV and furniture around often so they don't get ruined. My TV stand is already messed up. With my stroller I can't go anywhere or do anything. I haven't gone anywhere. I haven't done my laundry. My baby is 13 pounds. I have arthritis and a bad back and I can't carry her. I have to pay a babysitter to walk up the steps and sit in my apartment with my baby so I can do basic errands. The broken elevator makes everything hard.

11. Andre Thrower

412-320-3964

andrethrower35@gmail.com

Wants Comment Read Aloud: YES

Wants Response: YES

I gave a comment last month and things are exactly the same at Glen Hazel. The elevator is broken. I had to go to the hospital on Friday and the EMS had to walk me down the stairs. It did not feel safe. I could hardly breathe which is the reason I went to the hospital. The other thing that is still broken is the hot water in the apartment in kitchen.

12. Georganne Lingenfelter

(412) 593-9829

Wants Comment Read Aloud: YES

Wants Response: YES

At Glen Hazel the elevator has been going in and out. I use a mobility scooter and cannot leave my apartment. For the past 7 days I haven't been able to go to work. I've had to call off every day this week. I haven't been able to go grocery shopping, and even though the Giant Eagle truck came today, they only take cash. And all I have is cash right now because I haven't been able to go to the bank because the elevator is broken.

Some people can walk down the steps but I can't. We had our senior boxes delivered and my better half walked all the down the stairs from the 8th floor. Once he got there all he

could do was rest on the couch. He couldn't come back up and bring the boxes. They were too heavy. There are 4 people on the 8th floor who are in wheelchairs. When the elevator is broken it disrupts our entire life.

I don't get packages sent to the building because two of my packages have been stolen. Anything I order we have to pick it up at the Amazon store in Oakland. Our Christmas gifts have been waiting at the Amazon store pickup, and since the elevators were out, we haven't been able to pick them up. We had to call Amazon and ask them to put a hold on our packages because they only give you a pickup window of a week. Because of the security issues and the fact that the elevator doesn't work, we miss out on being able to pick up our packages on time. Sometimes we order stuff and, because the elevator is broken, we can't go pick it up so the Amazon distribution sends the packages back to the warehouse. They said they don't have the space to hold packages very long.

Aside from that management doesn't answer the phone or let you into the office when you need help. My rent ledger is inaccurate. It states that I owe \$11,000. Management says to keep paying what I've been paying but this is stressful and not okay. My paychecks are smaller because I have been missing work because of the elevator. My paycheck will be \$90 because I had to call off work so many times. I won't have enough money for food.

Chair Jake Wheatley next asked if Mr. Binion would like to have anyone provide an update on this situation.

Anthony Ceoffe addressed the BOC:

I am excited to announce through the direction of E.D. Binion that the Asset Management team is working closely with the Glen Hazel Management and also engaging residents so they will have a better understanding of how HACP will assist in improving the quality of services provided by the Management agent. To achieve this goal, the HACP management will be on site Tuesdays and Thursdays at Glen Hazel. An introductory letter will be sent to all GH residents today which will include contact information for myself, Director of Asset Management and Louise Garner our Senior Asset Manager for HACP. Also included are email addresses. On the immediate list we are working closely with ARCO Management Company and directly with the contracted elevator service provider to make sure there is 24 hour emergency service for elevators and to work on a quote and implementation of immediate and long term repairs and modernization. We are also working with contracted vendors for upgraded boiler systems and heat systems will be a benefit to the residents of the highrise. Louise and I are working closely with the GH Management agent to implement a deep clean and refresh painting throughout the high-rise. We will be visiting with each resident that provided a public comment in November and December to meet with them to better understand their concerns and conditions of the unit and work directly with the management agent on a case by case basis. We do also understand the challenges related to the issues with the elevators. The HACP has required that the management agent provide supportive services for the residents with a contract through Ursiline Supportive Services. The HACP will

be working with ARCO to submit specific referrals for those residents who have expressed not just frustration, but with have expressed immediate impact.

Valerie McDonald Roberts asked when was this RAD/Management Company implemented?

Commissioner Evans replied that is when ARCO came in the fall of 2017.

Valerie McDonald Roberts asked when did these problems begin, Janet Evans said the property began to go down hill in the spring of 2018.

Anthony Ceoffe said over the years the HACP has been working with the GH management on a case by case basis. The larger scale concerns related to the age and infrastructure had really escalated in November 2024 and prior to the November 2024 public comments. It gave the HACP an added benefit because we had already started to implement some processes and plans. Louise and I are here to train the management company the 'HACP' way which is what the residents have been saying. Also to expedite the improvements to the legacy property.

Ms. McDonald-Roberts asked about a timeline on the above.

Anthony Ceoffe replied that Louise and I are working on a 30 day plan and there is a procurement process that needs to occur as well as PHFA approval should we change management agents.

Chair Wheatley said we will follow up on all of this after the holidays. He also said that he had to leave the meeting at this time and that Valerie McDonald-Roberts will take over the duties of managing the rest of the meeting.

RESOLUTIONS:

RESOLUTION No. 76 of 2024

A Resolution - Authorizing the Executive Director or his Designee to enter contracts with Don Farr Moving and Storage and Metro Moving and Storage to perform Residential Moving Services for the Housing Authority of the City of Pittsburgh

WHEREAS, when necessary, the Housing Authority City of Pittsburgh (HACP) is responsible for providing moving services to residents who must be relocated due to redevelopment, reasonable accommodation or for reasons of health and safety; and

WHEREAS, the HACP contracts moving services to complete moves for residents who have to be relocated due to redevelopment, reasonable accommodation or for reasons of health and safety; and

WHEREAS the HACP issued an Invitation for Bids (IFB) 450-02-24 for qualified companies to provide moving services. The IFB was issued on 09/01/2024 and 09/08/2024 REBID (Post Gazette), 09/4/24 and 09/11/2024 REBID in the New Pittsburgh Courier; and

WHEREAS, on October 24, 2024, the HACP received three (3) bids in response to the IFB; and

WHEREAS, Don Farr Moving and Storage and Metro Moving and Storage submitted the lowest responsive, responsible bids; 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 and HUD.

NOW, THEREFORE, BE 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 Task Order Based contract with Don Farr Moving and Storage and Metro Moving and Storage for a not to exceed the amount of \$918,275.00 to provide Moving Services for residents who have to be relocated due to redevelopment, reasonable accommodation or for reasons of health and safety; and

Section 2. The terms of the contracts for Don Farr Moving and Storage and Metro Moving and Storage will be for an initial period of one (1) year with two (2) one (1) year extension options not to exceed \$918,275; and

Section 3. The contracts are to be paid from Moving To Work, Program Income, and/or Choice Neighborhood Grant (CNG) Funds.

Next, Commissioner McDonald-Roberts asked the Board for a motion to approve the resolution. Alex Laroco made a motion to approve, and Majestic Lane seconded the motion. After a discussion.

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

“AYES”: Janet Evans, Jake Wheatley, Kahri Mosely,
Valerie McDonald-Roberts, Alex Laroco and Majestic Lane

“NAYS”: None.

The Commissioner Roberts declared the motion carried and the resolution approved.

RESOLUTION No. 77 of 2024

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Preferred Fire Protection, Inc. for Fire Pump and Sprinkler Systems Testing, Inspections, Maintenance and Repairs 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 Pump and Sprinkler Systems Testing, Inspections, Maintenance, and Repairs across all HACP locations to ensure local and federal safety compliance; and

WHEREAS, on September 16, 2024, the HACP issued an Invitation for Bid (IFB) #300-29-24 seeking qualified companies to provide Fire Pump and Sprinkler Systems Testing, Inspections, Maintenance, and Repairs Authority-Wide; and

WHEREAS, the IFB #300-29-24 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, three (3) companies responded to the IFB #300-29-24 for Fire Pump and Sprinkler Systems Testing, Inspections, Maintenance and Repairs, specifically: Preferred Fire Protection, Inc.; and

WHEREAS, Preferred Fire Protection, Inc. 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 \$355,710.00 with Preferred Fire Protection, Inc. for Fire Pump and Sprinkler Systems Testing, Inspections, Maintenance, and Repairs 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 \$355,710.00 shall be awarded to Preferred Fire Protection, Inc. and made payable from Program Income and/or Moving to Work (MTW) funds.

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

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

"AYES": Janet Evans, Jake Wheatley, Kahri Mosely,
Valerie McDonald-Roberts, Alex Laroco and Majestic Lane

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 78 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Advertise the Fiscal Year (FY) 2025 Housing Authority of the City of Pittsburgh Board of Commissioners Meeting Dates

WHEREAS the regular Board of Commissioners meetings of the Housing Authority of the City of Pittsburgh (HACP) shall be held on the dates noted in Section 1 of this resolution; and

WHEREAS the HACP Board of Commissioners meetings will be publicly advertised in two (2) newspapers of general circulation and social media specifying the date, time, and location of each meeting.

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

Section 1. The Executive Director is hereby authorized and directed to publicly advertise in the *Pittsburgh Post-Gazette*, *New Pittsburgh Courier*, and any other newspaper or social media platform that the Executive Director considers necessary for the following HACP Board of Commissioners meeting dates, times, and location:

Thursday, January 23, 2025

Thursday, February 27, 2025

Thursday, March 27, 2025

Thursday, April 24, 2025

Thursday, May 22, 2025

Thursday, June 26, 2025

Thursday, July 24, 2025

NO BOARD MEETING IN AUGUST

Thursday, September 25, 2025

Thursday, October 23, 2025

NO BOARD MEETING IN NOVEMBER

Thursday, December 18, 2025

Section 2. All of the above meetings will be held at 10:30 a.m. via ZOOM Conferencing and/or in person unless specified otherwise by public advertisement.

Valerie McDonald-Roberts asked for comments. Alex Laroco asked that the HACP Board of Commissioners meeting times be changed from 10:30 a.m. to 3:30 p.m. on the above mentioned board dates. It was then noted by the HACP General Council that the resolution be 'laid on the table' until the Chair discusses with the commissioners.

Valerie McDonald-Roberts asked for a staw vote for this proposal. Majestic Lane, Janet Evans, Kahari Mosley, Valerie McDonald-Roberts, Alex Lococo said they were all flexible to this new proposed time.

Mr. Roberts next asked for a motion to lay the resolution on the table. Councilman Mosley made a motion to lay Resolution 78 of 2024 on the table until the HACP Board of Commissioners' January meeting, Janet Evans seconded the motion.

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

"AYES": Janet Evans, Kahri Mosely, Valerie McDonald-Roberts,
Alex Laroco and Majestic Lane

"NAYS": None.

The Chair declared the motion carried and the resolution layed on the table until the HACP January Board Meeting.

RESOLUTION No. 79 of 2024

A Resolution—Authorizing the Executive Director or his Designee to Accept the Resignation from 3G Security Solution to provide security services for the HACP High-Rises and Communities for Pressley Street High Rise, Northview High Rise, Northview Heights Mt. Pleasant and Penfort Welcome Booths, Northview Recreational Center 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 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; Pressley Street High Rise, Northview High Rise,

Northview Heights Welcome Booths, Northview Recreational Center, and Roving Patrols; and

WHEREAS, on July 3, 2023, the HACP advertised a Request for Proposals (RFP) No. 350-26-23 to provide armed and unarmed security services for its High-Rises and family communities; and

WHEREAS, the HACP met with 3G Security Solution and received a best and final price for contracted services on February 12, 2024; and

WHEREAS, based on the best and final, the HACP awarded one (1) contract at the May 2024 Board Meeting, Resolution 27, to 3G Security Solutions to provide unarmed and armed security services at the HACP High-Rises and Communities; Pressley Street High Rise (unarmed), Pressley Street Patrol (armed), Northview High Rise (armed), Northview Heights Welcome Booths (armed), Northview Recreational Center (armed) , and Roving Patrols (armed); and

WHEREAS, 3G Security Solutions signed the contract on July 20, 2024 and started providing security services on September 29, 2024; and

WHEREAS, following the signing of the contract there were several interactions of communication between the HACP and 3G regarding the terms of the contract to include emails and telephone conferences with the HACP Legal, Procurement, and Public Safety Departments; and

WHEREAS, the HACP received a letter from 3G Security Solutions dated November 7, 2024 for 30 days' notice of termination of the contract, effective December 11, 2024 at 11:59 P.M.; and

WHEREAS, the sites awarded to 3G Security Solutions will transfer to OSA Global to provide unarmed and armed security services at Pressley Street High Rise (unarmed), Northview High Rise (armed), Northview Heights Welcome Booths (armed), Northview Recreational Center, and Roving Patrols (armed); and

WHEREAS, the funds appropriated to 3G Security Solutions on their contract will be transferred to OSA Global contract to provide the security services assigned based on the resignation of 3G; 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 accept the resignation of the contract with 3G Security Solutions to provide security services for the HACP High-Rises and Communities; Pressley Street High Rise, Pressley Street Patrol, Northview High Rise, Northview Heights Welcome Booths, Northview Recreational Center, and Roving Patrols to end on December 11, 2024; and

Section 2. The funds appropriated to 3G Security Solutions contract will be transferred to OSA Global contract to provide the security services to the sites previously awarded to 3G;

and

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

Next, Commissioner McDonald-Roberts asked the Board for a motion to approve the resolution. Majestic Lane made a motion to approve, and Kahari Mosley seconded the motion. After a discussion.

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

“AYES”: Janet Evans, Kahari Mosely, Valerie McDonald-Roberts,
Alex Laroco and Majestic Lane

“NAYS”: None.

Ms. McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION No. 80 of 2024

A Resolution - Authorizing the Award of and Negotiation with Selected Respondents Under the 2024 Gap Financing Request for Proposals Program

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) established the Project-Based Voucher and Gap Financing (PBV/Gap Financing) program as a gap financing tool designed to bridge funding gaps, faced by private developers/owners of affordable housing projects; and

WHEREAS, the Allies & Ross Management and Development Corporation (ARMDC), a non-profit instrumentality of the HACP, is tasked with performing certain development activities which include the management and implementation of the PBV/Gap Financing program; and

WHEREAS, on August 26, 2024, the HACP issued a Request for Proposals #600-22-24 (RFP) representing another round of funding availability under the 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, the HACP/ARMDC has evaluated the PBV/Gap Financing proposals to determine if the applicants are responsive, responsible, and in good standing with the HACP/ARMDC, and ensure that the proposals meet the basic underwriting criteria and regulatory requirements prescribed by the HACP, the U.S. Department of Housing and Urban Development (HUD), and the Pennsylvania Housing Finance Agency (PHFA), where applicable; and

WHEREAS, the HACP has selected eight (8) of the highest-ranked proposals to receive a conditional commitment for PBV and Gap Financing as follows (Awarded Respondents); and

Name of Developer	Development Name	Neighborhood	# of PBV Units	Gap Financing
Beacon Communities	901-903 Liberty Avenue	Downtown	22	\$2,200,000
Woda Cooper Companies	Ross Lofts	Downtown	15	\$1,500,000
Beacon Communities	120 Cecil Way	Downtown	25	\$2,050,000
CHN and Massaro	421 Seventh Avenue	Downtown	15	\$1,500,000
CHN and Amani	Carrick Senior Apartments	Carrick	15	\$1,500,000
Hullett Properties	TRYP Housing	Lawrenceville	15 (Awarded Per HCV RFP)	\$1,500,000
Hullett Properties	East Ohio Landing (Comfort Inn)	East Allegheny	15 (Awarded Per HCV RFP)	\$1,500,000
Rising Tide	Melwood Apartments	Oakland	15	\$1,145,459
Total			137	12,895,459

Gap financing loan averages \$94,127.00 per PBV unit

WHEREAS, the HACP will issue a conditional commitment of funds not-to-exceed \$12,895,459 before conducting complete underwriting procedures with each Awarded Respondent.

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 funds not-to-exceed \$12,895,459 and begin project underwriting negotiations with the Awarded Respondents that are in good standing with the HACP and ARMDC; 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, Commissioner Roberts asked the Board for a motion to approve the Resolution. Janet 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”: Janet Evans, Kahri Mosely, Alex Laroco,
Valerie McDonald-Roberts and Majestic Lane

“NAYS”: None.

Ms. McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION No. 81 of 2024

A Resolution - To Utilize an Existing Contract Negotiated between Region 4 Education Service Center and Willscot, Inc. and to extend the rent for a period of Six Months for the Temporary Office Space (Trailers) for Case Management and Supportive Services during the permanent installation of the Modular Offices as part of the implementation of the Bedford Dwelling (AMP-02) Choice Neighborhood Implementation Grant Project

WHEREAS, on July 26, 2023, the Housing Authority of the City of Pittsburgh (HACP) was awarded an FY2022 Choice Neighborhoods Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development to assist in the redevelopment of the Bedford Dwellings (AMP-02) Low-Income Public Housing (LIPH) community. One (1) of the core requirements of the CNI Grant is to provide case management and supportive services to residents at Bedford Dwellings (Case Management Services); and

WHEREAS, the HACP has determined that it is in its best interest to locate the Case Management Services on-site in modular office trailers to provide effective Case Management Services, ensure maximum resident participation, and provide maximum flexibility during the redevelopment of Bedford Dwellings; and

WHEREAS, on December 14, 2023, the HACP Board of Commissioners under Resolution #89 approved the acquisition of four trailers to accommodate the case management and other programs from the CNI Grant; and

WHEREAS, During the three (3) to four (4) months anticipated for permit approval, fabrication, delivery, and installation of the four (4) modular office trailers, the Modernization Department rented two (2) temporary trailers for a period of up to six (6) months to provide necessary space until the installation of the permanent trailers is complete; and

WHEREAS, the contract between the Region 4 Education Service Center and WillScot, Inc. (OMNIA Partners Network Program) was utilized to rent the two (2) trailers for the six (6) months; and

WHEREAS, Resolution #32, approved on June 27, 2024, authorized the rental contract for \$80,292.35, however, additional unforeseen installation costs and permit requirements are currently being evaluated by the City of Pittsburgh's Permits, Licensing, and Inspections Office (PLI); and

WHEREAS, the permitting process has been delayed due to the need for additional information requested by the City of Pittsburgh's Permits, Licensing, and Inspections Office (PLI), resulting in an extension of the rental contract for an additional six (6) months and necessitating an increase in the proposed contract amount to \$42,609.21; and

WHEREAS, the HACP desires to utilize the contract and extend the renting period to six (6) months in the proposed amount of \$42,609.21 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 extend the rental contract to Willscot, Inc. in the not-to-exceed amount of \$42,609.21 to rent two (2) on-site modular office trailers for six (6) months for the Bedford community to provide case management services; and

Section 2. The contract will be funded by Program Income, Moving to Work (MTW) and/or CNI Grant funding.

Next, Commissioner McDonald-Roberts asked the Board for a motion to approve the Resolution. Commissioner Mosley made a motion to approve, and Commissioner Lane seconded the motion. After a discussion.

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

"AYES": Janet Evans, Kahri Mosely, Alex Laroco,
Valerie McDonald-Roberts and Majestic Lane

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 82 of 2024

A Resolution - Authorizing the Executive Director or his Designee to enter into a Contract for Professional Services with Gans, Gans and Associates for the Search and Recruitment of various positions at the Housing Authority of the City of Pittsburgh

WHEREAS, various executive-level, director-level, and other specialized positions may become available within the Housing Authority of the City of Pittsburgh (HACP) due to succession planning, retirement, or resignation; and

WHEREAS, the Executive Director has determined that it is in the best interest of the agency to conduct nationwide searches to source these positions; and

WHEREAS, the Authority issued Request for Proposal (RFP) #650-33-24 on September 23, 2024, for professional search and recruitment services; and

WHEREAS, the Authority received fifteen (15) proposals in October, 2024; and

WHEREAS, an evaluation committee determined Gans, Gans and Associates to be the highest scoring, most responsive, and responsible Offerors; and

WHEREAS, this procurement was performed 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 authorized to enter into agreements with Gans, Gans and Associates for as-needed professional search and recruitment services for a period not-to-exceed three (3) years. The total amount of the contract is not-to-exceed \$500,000.00 over a three (3) year period; and

Section 2. The cost of this contract is to be paid from Program income and/or Moving-To-Work (MTW) funds.

Next, Commissioner McDonald-Roberts asked the Board for a motion to approve the resolution. Commissioner Mosley made a motion to approve, and Commissioner Lane seconded the motion. After a discussion.

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

“AYES”: Janet Evans, Alex Laroco, Kahri Mosely,
Valerie McDonald-Roberts and Majestic Lane

“NAYS”: None.

Ms. McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION No. 83 of 2024

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Woltz and Wind Ford, Inc. for Ford Fleet Vehicle Maintenance Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) retains a vehicle maintenance vendor to service the Ford fleet vehicles in order to support operational needs across the Authority; and

WHEREAS, the HACP must keep the vehicles owned by the Authority in good working repair. Including all maintenance repairs on any Ford vehicle (passenger to F550); PA certified state/emission inspections, as well as Ford warranty and recall notices; and

WHEREAS, on September 16, 2024, the HACP issued an Invitation for Bid (IFB) #850-30-24 seeking qualified companies to provide Ford Fleet Vehicle Maintenance; and

WHEREAS, the HACP received three (3) bids in response to the IFB; and

WHEREAS, Woltz and Wind Ford, Inc. was determined to be the most responsive and responsible bidder; and

WHEREAS, the IFB was procured 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 in the amount not to exceed \$330,000.00 with Woltz and Wind Ford, Inc. for Ford Fleet Vehicle Maintenance 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 \$330,000 shall be payable from Program Income and/or Moving to Work (MTW) funds.

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

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

“AYES”: Janet Evans, Alex Laroco, Kahri Mosely,
Valerie McDonald-Roberts and Majestic Lane

“NAYS”: None.

Ms. McDonald-Roberts declared the motion carried and the resolution approved.

RESOLUTION No. 84 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Enter into Contracts for Insurance and to Pay Insurance Premiums and Deductibles

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by both 24 C.F.R./2 CFR 200 Section 965.201 et seq. and its Annual Contributions Contract (ACC) with the United States Department of Housing and Urban Development (HUD) to have insurance coverage; and

WHEREAS, the HACP issued a Request for Proposals (RFP) for insurance coverage in the following areas: boilers, directors and officers, fiduciary, auto liability, auto physical damage, property, general liability and cyber; and

WHEREAS, the HACP obtained insurance premium quotes for certain deductible levels in the above referenced areas for coverage beginning January 1, 2025 and ending January 1, 2026 with an option to extend for one (1) additional year [three (3) year for environmental], and now recommends that the HACP accept insurance contracts with those terms with the Housing Authority Insurance Group (HAIG) and Gallagher Risk Management Services, Inc. (Gallagher/Chubb) as indicated on the attached Exhibit A; and

WHEREAS, the HACP has determined that the premiums referenced in Exhibit A are reasonable.

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 pay to HAIG and Gallagher/Chubb all required premiums for insurance coverage and to enter into contracts with HAIG and Gallagher/Chubb for the insurance coverage itemized on Exhibit A attached hereto, i.e., for insurance coverage in the areas of boilers, directors and officers, fiduciary, auto liability, auto physical damage, property and general liability for coverage from January 1, 2025 through January 1, 2026; and

Section 2. The Executive Director, or his Designee, is also authorized to pay deductibles and retentions, including those in excess of \$50,000, applicable to those insurance policies as required; and

Section 3. The Insurance Premiums and Deductibles will be paid from Program Income and/or Moving-to-Work (MTW) funds.

Exhibit A

Insurance Type	Effective Date	Vendor	Premium	Notes
Commercial Automobile	1/1/2025	HAI - Travelers Property Casualty Company of America	\$214,426	
Boiler and Machinery Insurance	1/1/2025	HAI Group	\$24,524	
Commercial Property Insurance	1/1/2025	HAI Group	\$803,876	
General - Commercial Liability	1/1/2025	HARRG - HAI Group	\$317,442	
Mold, Other Fungus or Bacteria and Pesticide	1/1/2025	HAI Group	\$24,087	
Employee Benefits Admin Liability	1/1/2025	HAI Group	\$1,500	
Directors and Officers/Employment Practices Insurance(Executive Package)	1/1/2025	CHUBB	\$137,100	
Fiduciary Liability Insurance	1/1/2025	CHUBB	\$9,305	
Environmental (Pollution) Liability Insurance	1/1/2025	CHUBB	\$144,062	3 year policy previously approved with Reso 5 of 2023
Crime	1/1/2023	CHUBB	\$6,720	
Estimated premium increase from the purchases of additional property and assets in 2025			\$50,000	This is an estimate

*Totals are a not-to-exceed amount based on previous renewals, plus an additional \$50,000 in anticipation of additional properties and assets in 2025.

Next, Commissioner McDonald-Roberts asked the Board for a motion to approve the resolution. Commissioner Mosley made a motion to approve, and Commissioner Lane seconded the motion. After a discussion.

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

“AYES”: Janet Evans, Alex Laroco, Kahri Mosely,
Valerie McDonald-Roberts and Majestic Lane

“NAYS”: None.

Ms. McDonald-Roberts declared the motion carried and the resolution approved.

EXECUTIVE REPORT: In Mr. Binion’s absence, Marsha Grayson addressed the Board Thank you to the HACP staff for all of your hard work throughout 2024. Thank you, to the BOC for your commitment and guidance. To the HACP customers: Thank you for your patience and support. Please know that the HACP is committed to continuing the great work of assuring quality and affordable housing. We trust that you and your families will have a safe and enjoyable holiday and a Happy New Year.

NEW BUSINESS: None

ADJOURNMENT: Ms. McDonald-Roberts asked for a motion to adjourn the meeting.

Alex Laroco made a motion to adjourn, and Janet Evans seconded the motion.

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

“AYES”: Janet Evans, Alex Laroco, Kahri Mosely,
Valerie McDonald-Roberts and Majestic Lane

“NAYS”: None.

Mrs. McDonald-Roberts declared the motion carried and the meeting adjourned.

Recording Secretary

