

The Housing Authority of The City of Pittsburgh
Board Meeting AGENDA
FEBRUARY 26, 2026 AT 10:30 A.M.
412 BOULEVARD OF ALLIES, LL CONFERENCE ROOM
PITTSBURGH, PA 15219 AND
VIA ZOOM CONFERENCING

1. **Roll Call.**
2. **Motion to Approve the January 22, 2026, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for February 2026.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 8 of 2026 - Authorizing the Executive Director, or his Designee, to Enter Into an Electrical Construction Contract with Sargent Electric, Inc. for the Bedford Dwellings Primary and Secondary Electrical Isolation Project.**
6. **Resolution No. 9 of 2026 - Authorizing the Executive Director or his Designee to execute a Contract with Garland/DBS, Inc. through OMNIA Partner's Cooperative Purchasing Program for Roof Replacement Phase I at Northview Heights, AMP-09.**
7. **Resolution No. 10 of 2026 - Authorizing the Commitment of Additional Funds for 120 Cecil Way Project-Based Voucher/Gap Financing Project.**
8. **Resolution No. 11 of 2026 - Authorizing the Executive Director or his Designee to Grant Funds to ARMDC for Preparatory Site Work for the Bedford Dwellings Phase III Redevelopment.**
9. **Resolution No. 12 of 2026 - Authorizing the Reservation of Funds and the Negotiation for the Potential Acquisition of Homewood House Apartments.**
10. **Resolution No. 13 of 2026 - Authorizing Funding for Multi-Year Purchases of Fleet Vehicles and the Purchase of a Case TV450B Compact Track Loader.**
11. **Resolution No. 14 of 2026 - Amending Resolution No. 39 of 2025 and Re-Authorizing the Executive Director or his Designee to Submit an Inventory Removal Application to the U.S. Department of Housing and Urban Development (HUD) for the Disposition of Eight (8) Vacant Properties.**
12. **Resolution No. 15 of 2026 - Extending the term of Caster D. Binion as the Executive Director of the Housing Authority of the City of Pittsburgh for three months with an option to extend the term as set forth in a Fifth Amended Employment Agreement.**
13. **Executive Report.**
14. **New Business.**
15. **Executive Session.**
16. **Adjournment.**

**Board Meeting
February 26, 2026
Agenda Item No. 5**

RESOLUTION No. 8 of 2026

A Resolution - Authorizing the Executive Director, or his Designee, to Enter Into an Electrical Construction Contract with Sargent Electric, Inc. for the Bedford Dwellings Primary and Secondary Electrical Isolation Project

WHEREAS, the Bedford Dwellings Choice Neighborhoods initiative (CNI) redevelopment of the Housing Authority of the City of Pittsburgh (HACP) is a multi-phase, decade-long transformation, with full completion projected for September 2032, which includes replacement of the 98 existing public housing units located at Somers Drive site with high-quality, mixed-income replacement housing (Phase III); and

WHEREAS, Phase III, which includes the demolition of the public housing units at Somers Drive area, requires the isolation of the primary and secondary electrical systems to ensure a safe, code-compliant demolition of Somers Drive while maintaining full operation of the Bedford EnVision Center, Bedford Boiler House, and the Chauncey Drive public housing buildings (Demolition-Related Utility Relocation); and

WHEREAS, the existing utilities at Bedford Dwellings are master-metered, and the HACP has determined that the separation of primary and secondary electrical systems is necessary to facilitate a safe and successful Demolition-Related Utility Relocation (Bedford Dwellings Primary and Secondary Electrical Isolation Project); and

WHEREAS, the HACP retained Fukui Architects to define the scope of work necessary to fully separate electrical utility services for the Bedford EnVision Center, Bedford Boiler House, and the structures located on Chauncey Drive from those located on Somers Drive; and

WHEREAS, on October 10, 2025, the HACP advertised Invitation for Bids (IFB) No. 600-35-25, titled Bedford Dwellings AMP-02 Primary and Secondary Electrical Isolation, seeking qualified electrical contractors for the project; and

WHEREAS, despite outreach to forty-five (45) contractors and multiple bid due date extensions, only one bid was received; and

WHEREAS, the HACP reviewed the sole bid submitted by Sargent Electric, Inc. in the amount of (\$84,669.00) and determined that the bid is responsive, the contractor is responsible and qualified, and the bid price is fair and reasonable based on the project scope, independent cost estimates, and prevailing market conditions; and

WHEREAS, the HACP has determined that award to the sole bidder is in the best interest of the HACP and rebidding the project would likely result in unnecessary delays impacting resident safety and the overall CNI redevelopment and Phase III timelines; and

WHEREAS, the procurement was conducted in accordance with applicable federal, state, and local laws and regulations, as well as 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 execute an electrical construction contract with Sargent Electric, Inc. in the amount of Eighty-Four Thousand Six Hundred Sixty-Nine Dollars (\$84,669.00) for the Bedford Dwellings Primary and Secondary Electrical Isolation Project; and

Section 2. The total amount authorized herein shall be funded from Program Income and/or Moving to Work (MTW) funds.

RESOLUTION No. 9 of 2026

A Resolution – Authorizing the Executive Director or his Designee to execute a Contract with Garland/DBS, Inc. through OMNIA Partner’s Cooperative Purchasing Program for Roof Replacement Phase I at Northview Heights, AMP-09

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has conducted assessments of roofing systems at Northview Heights and determined that multiple low-slope roofs have exceeded their warranty life expectancy and exhibit age-related deterioration that compromises building performance and asset preservation; and

WHEREAS, based on these findings, the HACP developed a phased approach for the Northview Heights Roof Replacement Project, with Phase I focused exclusively on the replacement of identified low-slope roofing systems at Buildings 29, 30, 38, 40, 42, 43, 55, 56, 57, 62, 74, 76, and 80; and

WHEREAS, the HACP is a participating member of OMNIA Partners, Public Sector, and Garland/DBS, Inc. holds an active, competitively procured master agreement administered by OMNIA Partners under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA No. PW1925); and

WHEREAS, the HACP desires to utilize Contract PW1925, a cooperative purchasing contract for roofing and waterproofing work that allows the Authority to procure roofing materials, roof replacement and repair services, waterproofing systems, and related products and professional services from Garland/DBS, Inc. through OMNIA Partners, in the amount of \$5,673,257.00; and

WHEREAS, this 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 purchase Roofing services that cover materials, replacement, repair, and waterproofing utilizing the existing contract with Garland/DBS, Inc. through OMNIA Partners’ cooperative purchasing program for Roof Replacement Phase I at Northview Heights in the amount of \$5,673,257.00; and

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

RESOLUTION No. 10 of 2026

**A Resolution - Authorizing the Commitment of Additional Funds for 120 Cecil Way
Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 80 of 2024 awarded Beacon Communities, LLC, the developer, a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for 120 Cecil Way, an office-to-residential conversion development located at 120 Cecil Way in the Downtown neighborhood, which provides ninety-seven (97) units of low-income affordable housing (Project), and authorized the HACP to enter into underwriting negotiations via Allies & Ross Management and Development Corporation (ARMDC) with the Project's owner entity, BC Cecil Way LLC (Owner Entity); and

WHEREAS, the HACP Board Resolution No. 83 of 2025 authorized the granting of \$3,050,000 of MTW Gap Financing funds to the ARMDC for the issuance of a construction and permanent loan to the Owner Entity for the Project, which will be repaid through the Project's cash flow; 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 2025; and

WHEREAS, the Project entails the adaptive reuse of a former vacant office building and steam plant into ninety-seven (97) general occupancy apartment units, all of which will be supported by LIHTC and forty-nine (49) of which will be supported by LIHTC and PBV; and

WHEREAS, the HACP and its instrumentality, the 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, due to a combination of market factors, including high interest rates and rising construction costs, the Project is requesting an increase in MTW Gap Financing funds in the amount of \$1,850,000 to address the financing gap created by these factors; and

WHEREAS, the HACP will grant an increase of MTW Gap Financing funds to the ARMDC in the amount of \$1,850,000, which would result in a total commitment of \$4,900,000 to the Project; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to the 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 an increase of MTW Gap Financing funds in the amount of \$1,850,000, which would result in a total commitment of \$4,900,000 to the Project 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. 11 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Grant Funds to ARMDC for Preparatory Site Work for the Bedford Dwellings Phase III Redevelopment

WHEREAS, the Allies & Ross Management and Development Corporation (ARMDC), an instrumentality of the Housing Authority of the City of Pittsburgh (HACP), and its co-developer, Trek Development Group (Co-Developer), have formed a joint venture, which has been approved as Housing Implementation Entity by U.S. Department of Housing and Urban Development (HUD) to replace the Bedford Dwellings public housing (411 units) with 823 units of mixed-income housing developments as part of the Bedford Dwellings/Hill District Choice Neighborhoods Implementation Grant (CNIG) housing plan by 2032 (CNIG Housing Plan); and

WHEREAS, the CNIG Housing Plan calls for the development of 65 units of affordable housing on a 4.08-acre HACP-owned land, also known as the Somers Drive, as the third phase of the Bedford Dwellings redevelopment (Phase III); and

WHEREAS, the Phase III site has significant challenges due to the factors such as undermining, steep slopes, and vacant structures and the HACP and the ARMDC intend to proceed with early site work to address the challenges of the site to make it a clean, safe, and buildable site in advance of the mid-year financial closing to significantly reduce project schedule, construction cost inflation, and investors' financing costs. The HACP and the ARMDC intend to contract with the Co-Developer, for mine grouting, mass grading, building demolition, EnVision Center modifications, and related activities (Early Clean & Buildable Site Work) subject to authorization from HUD Office of Public Housing Investments and HUD Office of Recapitalization; and

WHEREAS, the HACP will grant to the ARMDC an amount not to exceed \$8,690,485 (Eight Million Six Hundred and Ninety Thousand Four Hundred and Eighty Five dollars) for the ARMDC to enter into an additional services loan agreement with the Co-Developer to conduct the Early Clean & Buildable Site Work (Pre-closing Additional Services Loan Agreement).

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 a total amount not to exceed (Eight Million Six Hundred and Ninety Thousand Four Hundred and Eighty Five dollars) \$8,690,485 for Phase III's Early Clean & Buildable Site Work, which shall be paid from Moving to Work (MTW) or Program Income funds; and

Section 2. The Executive Director or his Designee is hereby authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain HUD's approval to carry out Phase III's Early Clean & Buildable Site Work contemplated herein; and

Section 3. The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, that are necessary, advisable, or in proper connection with the Bedford Dwellings Redevelopment, including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, modifications, and additions thereto).

**Board Meeting
February 26, 2026
Agenda Item No. 9**

RESOLUTION No. 12 of 2026

A Resolution - Authorizing the Reservation of Funds and the Negotiation for the Potential Acquisition of Homewood House Apartments

WHEREAS, Homewood House Apts LLC, (HHA) a Delaware limited liability company, owns certain real property located at 7130 Frankstown Avenue, Pittsburgh, Pennsylvania 15208, upon which is an approximately 100-unit multifamily affordable housing complex known as Homewood House Apartments (the "**Property**"); and

WHEREAS, the HHA is part of an affiliated group of entities owned or controlled by Mark Silber ("**Silber**"), and on or about August 1, 2024, Silber pled guilty to crimes related to an extensive multi-year conspiracy to fraudulently obtain multimillion-dollar loans on commercial and multifamily properties; and

WHEREAS, the Property is encumbered by a first-priority mortgage in favor of the Federal National Mortgage Association ("**Fannie Mae**"); and

WHEREAS, Fannie Mae obtained a foreclosure judgment against the Property, and the foreclosure court appointed Sal Thomas, CPM of Tarantino Properties, Inc., a Texas corporation, as the receiver for the Property; and

WHEREAS, Fannie Mae's legal filings allege that the Property failed a U.S. Department of Housing and Urban Development (HUD) inspection, which revealed that the Property has fallen into disrepair; and

WHEREAS, the City of Pittsburgh (the "**City**"), the Urban Redevelopment Authority of Pittsburgh (URA), and the Housing Authority of the City of Pittsburgh (HACP) desire for the Property to be revitalized and maintained as affordable housing; and

WHEREAS, the City and the URA have informed the HACP that either the City or the URA may use its power of eminent domain to acquire the Property; and

WHEREAS, if the Property is acquired by the City or the URA, or otherwise becomes available for purchase, the HACP desires to express its intent to acquire the Property from the URA or the City or otherwise, for a price up to the Property's appraised fair market value (the "**Acquisition**"); and

WHEREAS, the Acquisition will be contingent upon the successful negotiation of a Purchase and Sale Agreement (the "**PSA**"), and the HACP's sole determination that the revitalization and operation of the Property is economically feasible; and

WHEREAS, to evidence its intent to enter into negotiations for the Acquisition, the HACP desires to approve an internal reservation of up to Five Million Dollars (\$5,000,000) (the "**Acquisition Funds**"), for the acquisition of the Property; 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 related to the Acquisition and all other matters set forth herein to date.

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

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

Section 2. The Board of Commissioners of the HACP hereby approves the internal reservation of the Acquisition Funds to evidence the HACP's intent to enter into negotiations for the Acquisition; and

Section 3. The Executive Director of the HACP, or any such other officers of the HACP as the Executive Director shall so designate, or any or all of them (collectively, the "**Authorized Officers**"), may take such actions in connection with the internal reservation of the Acquisition Funds, the negotiation of a PSA, and the potential Acquisition as the Authorized Officers deem necessary, advisable, or appropriate. The PSA and the final terms of the Acquisition shall be subject to the review and approval of the Board of Commissioners of the HACP by a separate resolution prior to the execution and delivery of such PSA and the closing of the Acquisition; and

Section 4. The Authorized Officers are hereby further authorized, empowered, and directed to take such other actions, from time to time, in connection with the intended 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 5. The Authorized Officers are hereby authorized and directed to take on behalf of the Authority all further actions that may, in the reasonable discretion of the Authorized Officers, be necessary, advisable, or appropriate in connection with the negotiation of the PSA, or any of the transactions contemplated thereby; and

Section 6. 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 this Resolution and the consummation of the matters set forth herein, including payment of any fees, costs, expenses, assessments, and/or taxes in connection with the foregoing.

**Board Meeting
February 26, 2026
Agenda Item No. 10**

RESOLUTION No. 13 of 2026

A Resolution - Authorizing Funding for Multi-Year Purchases of Fleet Vehicles and the Purchase of a Case TV450B Compact Track Loader

WHEREAS, the ability of the Housing Authority of the City of Pittsburgh (HACP) staff to efficiently process resident needs, manage properties, and deliver the core mission depends on operating modern, efficient vehicles capable of carrying the necessary materials and completing all required functions; and

WHEREAS, the HACP has determined that it is necessary to replace aging vehicles in its fleet and to purchase a Case TV450B Compact Track Loader to support operational needs throughout the authority; and

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

WHEREAS, all vehicles and equipment will be purchased using pre-approved government contracts (Cooperative Agreements) to ensure we maximize value for 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 funding of \$2,462,370.00 over the next three (3) purchase cycles as the vehicles can take a over a year to make and deliver; and

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

RESOLUTION No. 14 of 2026

A Resolution – Amending Resolution No. 39 of 2025 and Re-Authorizing the Executive Director or his Designee to Submit an Inventory Removal Application to the U.S. Department of Housing and Urban Development (HUD) for the Disposition of Eight (8) Vacant Properties

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 84 of 2022 approved the creation of the Surplus Property Sales (SPS) Program to dispose of HACP-owned vacant properties that were never utilized and developed for public housing (HACP Surplus Properties); and

WHEREAS, the HACP Board of Commissioners previously approved Resolution No. 39 of 2025, which authorized the disposition of eight (8) HACP Surplus Properties; and

WHEREAS, pursuant to that authority, the HACP submitted a formal disposition application to the United States Department of Housing and Urban Development (HUD) Special Application Center (SAC) for review on May 7, 2025; and

WHEREAS, following the HUD SAC review, the HACP is required to update its disposition process to ensure compliance with federal regulations based on specific reviewer comments; and

WHEREAS, per HUD SAC reviewer requirements, the HACP must perform additional resident consultation and dispose of the properties via a public bid process rather than the previously proposed private sale to adjacent property owners; and

WHEREAS, the HACP is now required to sell the eight (8) HACP Surplus Properties at 100% of the Fair Market Value (FMV), totaling \$106,000, as the previous 10% of FMV proposal did not meet HUD’s “commensurate public benefit” criteria for below-market sales; and

WHEREAS, the HACP intends to utilize any proceeds from these sales for the management and development of low-income affordable housing; and

WHEREAS, the HACP has determined that the disposition aligns with both the 2025 and 2026 Moving to Work (MTW) Plans and remains in the best interest of the HACP and its residents.

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

Section 1. The Executive Director or his Designee is hereby further authorized and directed to prepare, execute, and submit to HUD all required documentation, reflecting the public bid process, additional resident consultation, and the full Fair Market Value (FMV) pricing, necessary to obtain approval for the proposed disposition; and

Section 2. Upon approval by HUD, the Executive Director or his Designee is hereby authorized to dispose of the Properties via public bid at FMV determined by third-party appraisal, in accordance with HUD's request unless HUD permits a lower price if there are no competitive bidders at FMV; and

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

**Board Meeting
February 26, 2026
Agenda item No. 12**

RESOLUTION No. 15 of 2026

A Resolution - Extending the term of Caster D. Binion as the Executive Director of the Housing Authority of the City of Pittsburgh for three months with an option to extend the term as set forth in a Fifth Amended Employment Agreement

WHEREAS, the Amended and Restated By-Laws (“By-Laws”) of the Housing Authority of the City of Pittsburgh (HACP or the Authority) govern the operation of the Board of Commissioners (“Board”) and the Board’s appointment of the Executive Director; and

WHEREAS, Section 4.01 of the By-Laws states in pertinent part: “the Authority shall have an Executive Director appointed by the Board, who shall serve as the senior management officer of the Authority subject to the policies and decisions of the Board; and

WHEREAS, Section 4.02 of the By-Laws provides that “[t]he Executive Director shall be appointed by the Board and shall have general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Board. The Executive Director shall be charged with the development and management of the public housing communities of the Authority. The Executive Director shall be authorized to execute and deliver all contracts, deeds, and such other instruments as may be authorized by the Board; and

WHEREAS, Caster D. Binion (“Mr. Binion”) has served in the position of Executive Director of the Authority since February of 2013; and

WHEREAS, Mr. Binion has expressed his intention to retire from his employment with the Authority on a mutually agreeable date to be determined; and

WHEREAS, a task order was initiated to provide the Board the opportunity to engage directly with Gans, Gans and Associates, executive recruiters, to assist in the identification and evaluation of potential candidates to serve as the new Executive Director; and

WHEREAS, the Board’s intention is to have a new Executive Director in place in the next three (3) to six (6) months; and

WHEREAS, Mr. Binion and the Board have agreed and determined that it is in the best interest of the Authority for Mr. Binion to continue his employment at the Authority and in the position of Executive Director of the Authority for an additional period of time under terms and conditions which are set forth in a Fifth Amended Employment Agreement.

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

Section 1. The Employment Agreement between the Authority and Mr. Binion is hereby amended and extended for three (3) months to cover the period from April 1, 2026 through June 30, 2026, with an option to extend the agreement for additional three month intervals pursuant to the terms and conditions set forth in the Fifth Amended Employment Agreement, effective February 26, 2026.