

**The Housing Authority of The City of Pittsburgh Board Meeting**

**AGENDA**

**MARCH 26, 2026 AT 10:30 A.M.**

**412 BOULEVARD OF ALLIES, LL CONFERENCE ROOM**

**PITTSBURGH, PA 15219 AND**

**VIA ZOOM CONFERENCING**

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- 1. Roll Call.**
  - 2. Motion to Approve the February 26, 2026, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
  - 3. Motion to Approve the Previously Received Activity Report for March 2026.**
  - 4. Acknowledgement of Public Comments.**
  - 5. Resolution No. 16 of 2026 - Authorizing the Executive Director or his Designee to Purchase Sodium Chloride (Road Salt) utilizing the Commonwealth of Pennsylvania Department of General Services – CoStars.**
  - 6. Resolution No. 17 of 2026 - 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 98 LIPH Units at Bedford Dwellings as part of Bedford Dwellings Phase III.**
  - 7. Resolution No. 18 of 2026 - Authorizing the Executive Director or his Designee to Award Contracts for Authority-Wide Site Improvements for the Housing Authority of the City of Pittsburgh.**
  - 8. Resolution No. 19 of 2026 - Authorizing the Executive Director or his Designee to Award Contracts for Abatement of Hazardous Materials for the Housing Authority of the City of Pittsburgh.**
  - 9. Resolution No. 20 of 2026 - Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$151,385.00 from the Housing Choice Voucher (HCV) Accounts Receivable for the period ended December 31, 2025**
  - 10. Resolution No. 21 of 2026 - Authorizing the Executive Director or his Designee to Enter into a Contract with Gartner Inc. for the Housing Authority of the City of Pittsburgh.**
  - 11. Resolution No. 22 of 2026 - Authorizing the Executive Director, or His Designee, to enter into a contract to update mail equipment.**
  - 12. Executive Report.**
  - 13. New Business.**
  - 14. Executive Session.**
  - 15. Adjournment.**

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

**RESOLUTION No. 16 of 2026**

**A Resolution - Authorizing the Executive Director or his Designee to Purchase Sodium Chloride (Road Salt) utilizing the Commonwealth of Pennsylvania Department of General Services - CoStars**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) is in need of sodium chloride (bulk road salt); and

**WHEREAS**, there currently exists competitively procured contracts between the Commonwealth of Pennsylvania (CoStars) and qualified suppliers for providing Sodium Chloride (Bulk Road Salt); and

**WHEREAS**, the HACP desires to utilize the contracts between the Commonwealth (CoStars) and qualified suppliers for Allegheny County, for the purchase of sodium chloride (bulk road salt) in an amount not to exceed \$360,000.00, which includes \$44,770.87 in purchases from August 1, 2025 to March 1, 2026, for a revised contract term of August 1, 2025 through July 31, 2030; and

**WHEREAS**, this procurement was performed in accordance with applicable 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 purchase sodium chloride (bulk road salt) utilizing the contracts existing between the Commonwealth of Pennsylvania and the qualified Allegheny County suppliers for the period of August 1, 2025, through July 31, 2030, in an amount not to exceed \$360,000.00; and

**Section 2.** The contract will be paid from Program Income and/or Moving to Work (MTW) Funds.

**Board Meeting  
March 26, 2026  
Agenda Item No. 6**

**RESOLUTION No. 17 of 2026**

**A Resolution – Authorizing the Executive Director or his Designee to Submit an Inventory Removal Application to the U.S. Department of Housing and Urban Development (HUD) for the Disposition of 98 LIPH Units at Bedford Dwellings as part of Bedford Dwellings Phase III**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) owns and operates the Bedford Dwellings Low-Income Public Housing (LIPH) community consisting of approximately four hundred and eleven (411) public housing units located within the Bedford Dwellings neighborhood in the Greater Hill District of the City of Pittsburgh; and

**WHEREAS**, in July 2023, the U.S. Department of Housing and Urban Development (HUD) awarded the HACP and the City of Pittsburgh a Choice Neighborhoods Implementation Grant (CNIG) to support the redevelopment of Bedford Dwellings (CNIG Redevelopment); and

**WHEREAS**, the Allies & Ross Management and Development Corporation (ARMDC), an instrumentality of the HACP, and its co-developer, Trek Development Group (Co-Developer), have formed a joint venture, which has been approved as Housing Implementation Entity by HUD to replace the Bedford Dwellings LIPH (411 units) with 853 units of mixed-income housing developments as part of the Bedford Dwellings/Hill District CNIG housing plan by 2032 (CNIG Housing Plan); and

**WHEREAS**, the third phase of CNIG Redevelopment (“Bedford Dwellings Phase III”), located at Somers Drive and Bedford Avenue, consists of approximately 4.08 acres and includes seven (7) residential buildings totaling ninety-eight (98) LIPH units, which are proposed to be demolished and removed from the HACP’s LIPH inventory and redeveloped as part of the CNIG housing plan; and

**WHEREAS**, all residents residing previously at the Somers Drive site have been relocated in accordance with the Bedford Dwellings Choice Neighborhoods relocation plan, and resident engagement has occurred throughout the community planning and redevelopment process; and

**WHEREAS**, HUD has approved the demolition of ninety-eight (98) LIPH units in a letter dated February 10, 2026 with additional approval provided through HUD’s Special Application Center (SAC) on February 13, 2026 for the removal of the referenced units through a Choice Neighborhoods Demolition Application; and

**WHEREAS**, HUD approval is also required for the removal of the ninety-eight (98) LIPH public units from the HACP’s inventory through a disposition process, which will allow the HACP to ground lease the land for the construction of the Bedford Dwellings Phase III through the HUD SAC Disposition Application process.

**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 prepare and submit to the U.S. Department of Housing and Urban Development (HUD) an Inventory Removal Application for the removal of ninety-eight (98) Low-Income Public Housing (LIPH) units located at the Bedford Dwellings Phase III (Somers Drive) site from the HACP's LIPH inventory in accordance with HUD requirements; and

**Section 2.** The Executive Director or his Designee is further authorized to submit all documentation required by HUD to support the proposed disposition and redevelopment of the Bedford Dwellings Phase III site as part of the Bedford Dwellings/Hill District Choice Neighborhoods Implementation Grant (CNIG) housing plan; 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  
March 26, 2026  
Agenda Item No. 7**

**RESOLUTION No. 18 of 2026**

**A Resolution - Authorizing the Executive Director or his Designee to Award Contracts for Authority-Wide Site Improvements for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent and in its best interest to utilize site improvement vendors under contracts for development and modernization work; and

**WHEREAS**, contracted vendors are utilized in the execution of site improvement projects the HACP undertakes authority-wide; and

**WHEREAS**, on November 24, 2025, the HACP issued a Request for Proposals (RFP) #600-42-25 seeking qualified vendors capable of performing authority-wide site improvements; and

**WHEREAS**, the HACP received two (2) proposals in response to the RFP; and

**WHEREAS**, A. Merante Contracting, Inc. and Joe Palmieri Construction, Inc. submitted the highest ranked, responsive, and responsible proposals; 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 contracts with A. Merante Contracting, Inc. and Joe Palmieri Construction, Inc. for Authority-Wide Site Improvements for two (2) years with three (3) one (1) year extension options; and

**Section 2.** An aggregate amount not-to-exceed ten million dollars (\$10,000,000) over the term is hereby authorized, subject to budget availability, and shall be payable from Moving to Work (MTW) and/or Program Income funds.

**Board Meeting  
March 26, 2026  
Agenda Item No. 8**

**RESOLUTION No. 19 of 2026**

**A Resolution - Authorizing the Executive Director or his Designee to Award Contracts for Abatement of Hazardous Materials for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent to utilize hazardous materials abatement professionals under contract on an as-needed basis; and

**WHEREAS**, contracted services are utilized to address hazards safely and timely manner pertaining to the HACP-managed facilities authority-wide; and

**WHEREAS**, on October 6, 2025, the HACP issued a Request for Proposals (RFP) #600-34-25 seeking qualified firms capable of providing abatement of hazardous materials; and

**WHEREAS**, the HACP received seven (7) proposals in response to the RFP; and

**WHEREAS**, Phase One Development Corporation, Home Radon Pros, LLC, and Blue Sky Environmental, LLC, submitted the highest-ranked, responsive, and responsible proposals; 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 contracts with Phase One Development Corporation, Home Radon Pros, LLC, and Blue Sky Environmental, LLC for Abatement of Hazardous Materials for two (2) years with three (3) one (1) year extension options; and

**Section 2.** An aggregate amount not-to-exceed two million dollars (\$2,000,000) over the term of the contract is hereby authorized, subject to budget availability, and shall be payable from Moving to Work (MTW) funds and/or Program Income funds.

**RESOLUTION No. 20 of 2026**

**A Resolution - Ratifying the Executive Director's decision to write off Collection Losses in the amount of \$151,385.00 from the Housing Choice Voucher (HCV) Accounts Receivable for the period ended December 31, 2025**

**WHEREAS**, the net amount of negative adjustments to landlord accounts for landlords who are no longer under contract to lease a dwelling unit to program participants; and

**WHEREAS**, the negative adjustments are primarily from amounts owed by participants who have been terminated from the Housing Choice Voucher (HCV) Program for refusing to repay the Housing Authority of the City of Pittsburgh (HACP) for housing assistance funds overpaid on their behalf, and who have not responded to collection notices from the HACP; requesting repayment was \$151,385.00; and

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

**WHEREAS**, the total collection losses written off at the end of the Fiscal Year (FY) 2025 from the HCV accounts receivable balance is \$151,385.00 which represents transactions originating from the 2023 and 2024 fiscal years and 0.17% of all the Housing Assistance Payments (HAP) for the same years.

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

**Section 1.** The Executive Director's decision to write off collection losses of \$151,385.00 from the Housing Choice Voucher (HCV) Accounts Receivables balance for the fiscal year ended December 2025 is hereby ratified.

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

**RESOLUTION No. 21 of 2026**

**A Resolution - Authorizing the Executive Director or his Designee to Enter into a Contract with Gartner Inc. for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, Gartner Inc. currently provides Information Technology (IT) Consulting, Industry Research Reports and Technology Solutions Advisory and Assessment tools to the Housing Authority of the City of Pittsburgh (HACP); and

**WHEREAS**, the above-mentioned deliverables from Gartner Inc. benefit the HACP in developing mission-aligned Technology Roadmaps, System Upgrades, and select the "best of breed" new IT solutions to continuously improve the HACP community members' experience; and

**WHEREAS**, the HACP has determined that it is in the HACP's best interest to utilize the competitively bid State of Michigan Contract #230000000093, which offers competitive pricing and eliminates the need for a separate Request For Proposals (RFP) process; and

**WHEREAS**, the HACP's current contract with Gartner, Inc., in the amount of \$126,808.00, is scheduled to expire on April 30, 2026; and

**WHEREAS**, the HACP seeks to enter a new twelve (12) month contract with Gartner Inc. for Executive Programs Leadership IT Team services for the period of April 1, 2026, through March 31, 2027, at a total cost of \$173,172.67; 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 execute a contract with Gartner, Inc. in the amount of One Hundred Seventy-Three Thousand One Hundred Seventy-Two Dollars and Sixty-Seven Cents (\$173,172.67) for IT Consulting, Industry Research Reports, and Technology Solutions Advisory for the period of April 1, 2026, through March 31, 2027; and

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

**Board Meeting  
March 26, 2026  
Agenda Item No. 11**

**RESOLUTION No. 22 of 2026**

**A Resolution - Authorizing the Executive Director, or his Designee, to enter into a contract to update mail equipment**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) currently leases mail room equipment from Pitney Bowes Global Financial Services for the current mail room equipment; and

**WHEREAS**, the current mail room equipment is 8 years old and malfunctions at least 5 times per year with the costs for repairs ranging from \$484.35 to \$700.00 per month; and

**WHEREAS:** new features on the updated mailroom equipment include Intelligent Mail Indicia (IMI) metering standards which require a combination of updated hardware (machines) and embedded, internet-connected software to provide enhanced security, automatic rate updates, and real-time data tracking every 72 hours; and

**WHEREAS:** the current lease for the mail room equipment only includes postage of \$160,000 year and does not include costs for repairs and supplies; and

**WHEREAS:** under the new lease with Pitney Bowes Global Financial Services costs will be \$220,787.50 per year to include postage, maintenance, service cost, and supplies; and

**WHEREAS:** due to the equipment's age and escalating repair costs, the updated metering machines will provide upgraded technology and be more cost efficient for the HACP.

**NOW, THEREFORE, BE IT RESOLVED**

**Section 1.** The Housing Authority of the City of Pittsburgh (HACP) is authorized to enter into a lease agreement with Pitney Bowes for the following equipment: SendPro MailCenter 2000 mailing solution, the Relay 5000 Inserting Solution w/Vertical Stacker.

**Section 2.** The lease shall be for a term of 5 years and shall be for the cost of \$1,103,937.50. This includes postage, maintenance/service costs, and supplies.

**Section 3.** The funds for this leasing contract will be acquired from Program Income and/or Moving To Work (MTW) funds.