

The Housing Authority of The City of Pittsburgh Board Meeting

AGENDA

MAY 28, 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 April 30, 2026, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
 - 3. Motion to Approve the Previously Received Activity Report for May 2026.**
 - 4. Acknowledgement of Public Comments.**
 - 5. Resolution No. 35 of 2026 - Authorizing The Executive Director or his Designee to Execute a Contract with Graciano Corporation for the Repairs and Preservation of Exterior Balcony Components at Pennsylvania-Bidwell Hi-Rise (AMP-15).**
 - 6. Resolution No. 36 of 2026 - Authorizing the Executive Director or his Designee to Award Contracts for Physical Capital Needs Assessment (PCNA) & Energy Audit (EA) Services for the Housing Authority of the City of Pittsburgh.**
 - 7. Resolution No. 37 of 2026 - Authorizing the Executive Director or his Designee to Utilize An Existing Contract with Lerch Bates Inc. Through The OMNIA Partners Cooperative Purchasing Program for Elevator Consulting Services to Support the Project Completion Phase At Fourteen (14) Housing Authority Locations.**
 - 8. Resolution No. 38 of 2026 - Authorizing the Executive Director or his Designee to Execute a Payment and/or Agreement with Duquesne Light Company for Utility-Side Infrastructure Work to Isolate Primary and Secondary Electrical Lines at Bedford Dwellings.**
 - 9. Resolution No. 39 of 2026 - Authorizing the Commitment of Funds for the Hazelwood Blair (HG2-Blair) Project-Based Voucher/Gap Financing Project.**
 - 10. Resolution No. 40 of 2026 - Authorizing the Executive Director or Designee to Award a Contract to Allegheny Services, LLC for Fire Alarm Sensitivity and Emergency Light Testing for the Housing Authority of the City of Pittsburgh.**

11. **Resolution No. 41 of 2026 - Authorizing the Executive Director or Designee to Award a Contract to J & S Handyman Services, LLC for Tub Refinishing Services Authority-Wide for the Housing Authority of the City of Pittsburgh.**
12. **Resolution No. 42 of 2026 - Authorizing the Executive Director or his Designee to Award Contract(s) to Thomson Reuters to access online legal research service and proprietary database.**
13. **Resolution No. 43 of 2026 - Authorizing the Executive Director or his Designee to Award a Contract to TAG Associates, Inc. for Technical Accounting Consulting Services for the Housing Authority of the City of Pittsburgh.**
14. **Resolution No. 44 of 2026 - Authorizing the Executive Director or his Designee to Award a Contract to Tri Rivers Holdings LLC d/b/a Tri Rivers Property Maintenance for Third-Party Property Maintenance Services to Support Properties Owned, Managed, or Acquired by the Housing Authority of the City of Pittsburgh and its Affiliates.**
15. **Executive Report.**
16. **New Business.**
17. **Executive Session.**
18. **Adjournment.**

**Board Meeting
May 28, 2026
Agenda Item No. 5**

RESOLUTION No. 35 of 2026

A Resolution - Authorizing The Executive Director Or Their Designee To Execute A Contract with Graciano Corporation for the Repairs and Preservation Of Exterior Balcony Components at Pennsylvania-Bidwell Hi-Rise (AMP-15)

WHEREAS, the Pennsylvania-Bidwell Hi-Rise (PA-Bidwell) recently experienced delamination within the exterior balcony components on each floor, including subsurface corrosion to the internal steel rebar, evidenced by spalling/falling debris; and

WHEREAS, acoustic sounding assessments of PA-Bidwell have identified specific areas of progressive surface deterioration, delamination, and weathering of the exterior open-air balcony beam systems; and

WHEREAS, Housing Authority of the City of Pittsburgh (HACP) is to perform targeted repairs, selective replacements, and specialized construction to remediate these effects of environmental exposure and extend the useful life of the building's exterior open-air balcony beam systems (Balcony Repairs); and

WHEREAS, in order to conduct the Balcony Repairs, the HACP will enter into a contract with Graciano Corporation (Graciano) through an intergovernmental cooperative purchasing agreement that is currently in place between the City of Pittsburgh and Graciano for these specialized restoration services to save critical time, given the time-sensitive nature of the Balcony Repairs; and

WHEREAS, the procurement of these services has been conducted in strict adherence to all applicable federal, state, and local regulations, as well as the HACP procurement 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 his Designee is hereby authorized to enter into a contract with Graciano Corporation through the City of Pittsburgh cooperative purchasing program for the PA-Bidwell Balcony Repairs in the amount of \$794,680.63; and

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

**Board Meeting
May 28, 2026
Agenda Item No. 6**

RESOLUTION No. 36 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Award Contracts for Physical Capital Needs Assessment (PCNA) & Energy Audit (EA) Services 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 professional services to conduct Physical Capital Needs Assessments (PCNA) and Energy Audits (EA) (together, the Services) under contract on an as-needed basis; and

WHEREAS, these services are essential for strategic capital planning, demolition and disposition activity, acquisitions, and energy conservation measures for the HACP development and financing activities authority-wide; and

WHEREAS, on February 17, 2026, the HACP issued Request for Proposals (RFP) #600-12-26 seeking qualified firms capable of providing the Services; and

WHEREAS, the HACP received five (5) proposals in response to the RFP; and

WHEREAS, Bureau Veritas Technical Assessments LLC and Cosmos Technologies 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 Bureau Veritas Technical Assessments LLC and Cosmos Technologies Inc for Physical Capital Needs Assessment (PCNA) & Energy Audit (EA) Services for three (3) years with two (2) one (1) year extension options; and

Section 2. An aggregate amount not to exceed seven hundred fifty thousand dollars (\$750,000) over the term is hereby authorized, subject to budget availability, and shall be payable from Moving to Work (MTW) funds and/or Program Income funds.

**Board Meeting
May 28, 2026
Agenda Item No. 7**

RESOLUTION No. 37 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Utilize An Existing Contract with Lerch Bates Inc. Through The OMNIA Partners Cooperative Purchasing Program for Elevator Consulting Services to Support the Project Completion Phase At Fourteen (14) Housing Authority Locations

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has identified a critical need for professional elevator modernization, consulting, and oversight services across fourteen (14) HACP-managed locations to ensure the safety, reliability, and long-term modernization of its vertical transportation systems; and

WHEREAS, these services, which include surveys, reports, construction documentation, construction administration, and bidding assistance (Elevator Consulting Services), will be performed by Lerch Bates Inc. (Lerch Bates) via an existing OMNIA Partners cooperative contract for a not-to-exceed amount of \$125,588.00 at the following specific sites at fourteen (14) HACP-managed locations as further detailed in this resolution to include:

1. Facility Services Building (AMP-99)
2. Caster D. Binion Envision Center (AMP-02)
3. Pennsylvania Bidwell High Rise (AMP-15)
4. Pressley St. High Rise (AMP-17)
5. Morse Gardens (AMP-45)
6. Murray Towers (AMP-31)
7. Mazza Pavilion (AMP-40)
8. Finello Pavilion (AMP-44)
9. Caligiuri Plaza (AMP-41)
10. Carrick Regency (AMP-46)
11. Gualtieri Manor (AMP-47)
12. Development Opportunity Center (AMP-39)
13. St. Mary's Apartment
14. UFAS/ADA Unit 1523 Brighton Place (AMP-39); and

WHEREAS, the Lerch Bates will provide expert evaluation and guidance on system performance, safety, and upgrades for the assessment and modernization of elevator systems at the fourteen (14) designated sites; and

WHEREAS, the current term of the OMNIA Partners Cooperative Purchasing Program Master Agreement #2019.001568 with Lerch Bates remains active through September 30, 2029; and

WHEREAS, the procurement of these services has been conducted in strict adherence to all applicable federal, state, and local regulations, as well as the HACP procurement 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 his Designee is hereby authorized to engage Elevator Consulting Services through the existing contract with Lerch Bates Inc. via the OMNIA Partners cooperative purchasing program. These services shall be utilized to finalize the assessment and modernization of elevator systems at the fourteen (14) designated sites, with an authorized not-to-exceed amount of \$125,588.00; and

Section 2. The authorized costs shall be payable from Moving to Work (MTW) funds and/or Program Income.

**Board Meeting
May 28, 2026
Agenda Item No. 8**

RESOLUTION No. 38 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Execute a Payment and/or Agreement with Duquesne Light Company for Utility-Side Infrastructure Work to Isolate Primary and Secondary Electrical Lines at Bedford Dwellings

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) requires essential utility infrastructure services from Duquesne Light Company (DLCO) to perform utility-side primary and secondary electrical isolation necessary for the Bedford Dwellings redevelopment; and

WHEREAS, the HACP is currently engaged in the multi-phase redevelopment of Bedford Dwellings as part of a \$50 Million Choice Neighborhoods Implementation Grant (CNIG) to replace public housing units located at the Somers Drive and Chauncey Drive sections with high-quality mixed-income housing communities (CNIG Redevelopment); and

WHEREAS, the entirety of the Bedford Dwellings site, including the Somers Drive buildings (CNIG Redevelopment Phase III), the Bedford Boiler House, and the Chauncey Drive buildings, is currently served by a single "master-metered" electrical configuration, meaning a singular interconnected utility loop across the entire property; and

WHEREAS, this master-metered configuration means the Somers Drive buildings cannot be safely disconnected or demolished without first performing the primary and secondary electrical isolation to separate them from the electrical lines that must remain energized to power the Boiler House and the Chauncey Drive buildings; and

WHEREAS, the work to be performed by DLCO for the primary/utility-side electric line infrastructure includes the relocation and adjustment of transformers and primary electrical lines (DLCO Work), is an urgent priority on the Bedford Dwellings CNIG Redevelopment's critical path, as any delay would result in construction delay for CNIG Redevelopment Phase III; and

WHEREAS, while the HACP Board of Commissioners previously approved Resolution No. 8 of 2026 for the construction and reconfiguration of the secondary (customer-side) electrical lines with Sargent Electric, Inc., a separate budget authorization is required for the DLCO Work in an amount not to exceed \$155,000.00.

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

Section 1. The Executive Director or his Designee is hereby authorized to execute a payment and/or agreement with DLCO in an amount not to exceed \$155,000.00 for the DLCO Work at Bedford Dwellings; and

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

**Board Meeting
May 28, 2026
Agenda Item No. 9**

RESOLUTION No. 39 of 2026

**A Resolution - Authorizing the Commitment of Funds for the
Hazelwood Blair (HG2-Blair) Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 58 of 2025 previously authorized the bifurcation of the conditional award to Hazelwood Green [a commitment of forty (40) Project-Based Vouchers (PBV) and up to \$3,200,000.00 Moving to Work (MTW) Gap Financing, between two (2) project phases constituting, Hazelwood Green (HG1-Lytle) and Hazelwood Blair (HG2-Blair), as both projects are adjacent to each other and are located within the same master-planned community and developed by the same Developer, Trek Development Group (Developer), and

WHEREAS, HG1-Lytle is currently under construction, projected to complete in Q4 2026, and the succeeding phase HG2-Blair (Project) is assigned with a remaining commitment of 15 PBV and up to \$1,200,000.00 MTW Gap Financing and an additional nine (9) PBV units were awarded to HG2-Blair under a separate PBV-only Request for Proposal (RFP), thus increasing the total of PBV units awarded up to 24 PBV units; and

WHEREAS, the Project's tenant income mix constitutes five (5) units targeted to households earning 20% area median income (AMI), twenty-three (23) units targeted to households earning 50% AMI, sixteen (16) units targeted to households earning 60% AMI, and two (2) market-rate units for a total of forty-six (46) 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 \$1,200,000.00 of MTW Gap Financing funds to the ARMDC, which will subsequently issue a construction and permanent loan to the Developer 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 PHFA Board's approval and 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 MTW grant funds to the Project in an amount not to exceed \$1,200,000.00 which the ARMDC will utilize to invest in 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 Project's owner entity to carry out the development activities related to the Project, contemplated herein.

Section 3. The MTW Gap Financing loan will be paid from MTW funds.

**Board Meeting
May 28, 2026
Agenda Item No. 10**

RESOLUTION No. 40 of 2026

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Allegheny Services, LLC for Fire Alarm Sensitivity and Emergency Light Testing for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority City of Pittsburgh (HACP) monitors all fire alarms and emergency lighting installed within the HACP communities and high rises; critical for the safety and security of all HACP residents and staff; and

WHEREAS, on March 9, 2026, the HACP issued an Invitation for Bid (IFB)# 300-14-26 seeking qualified companies to provide Fire Alarm Sensitivity and Emergency Light Testing Services Authority-Wide; and

WHEREAS, the IFB# 300-14-26 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, two (2) companies responded to the IFB #300-14-26 for Fire Alarm Sensitivity and Emergency Light Testing: Allegheny Services, LLC, and Johnson Controls Fire Protection, LP; and

WHEREAS, Allegheny Services LLC 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 with Allegheny Services, LLC in the amount not-to-exceed \$387,450.00 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 \$387,450.00 shall be made payable from the Operating budgets of the Sites and Departments who utilize the services.

**Board Meeting
May 28, 2026
Agenda Item No. 11**

RESOLUTION No. 41 of 2026

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

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes third-party vendor support to perform Tub Refinishing Services across the Authority; and

WHEREAS, on April 6, 2026, the HACP issued an Invitation for Bid (IFB) #300-18-26 seeking qualified companies to provide Tub Refinishing Services Authority-Wide; and

WHEREAS, IFB #300-18-26 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 #300-18-26 for Tub Refinishing Services Authority-Wide; and

WHEREAS, J & S Handyman Services, LLC 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 \$170,500.00 with J & S Handyman Services, LLC for Tub Refinishing Services 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 \$170,500.00 shall be made payable from the operating budgets of the sites and departments who utilize the services.

**Board Meeting
May 28, 2026
Agenda Item No. 12**

RESOLUTION No. 42 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Award Contract(s) to Thomson Reuters to Access Online Legal Research Service and Proprietary Database.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) requires access online legal research service and proprietary database; and

WHEREAS, Thomson Reuters Westlaw is a premier online legal research service and proprietary database used by legal professionals worldwide to access comprehensive primary and secondary law, including case law, statutes, and legal treatises; and

WHEREAS, the HACP has a history of service satisfactory from Thomson Reuters Westlaw; and

WHEREAS, the HACP contract for such services expired April 30, 2026; and

WHEREAS, the HACP is desires to renew the contract for an additional three (3) year period effective May 1, 2026.

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 contracts), to be effective May 1, 2026 to April 30, 2029, with Thomson Reuters Westlaw; and

Section 2. The maximum amount approved by this resolution for the sum of all contracts entered into for a period of three (3) years is not to exceed Sixty Thousand Dollars (\$60,000.00); and

Section 3. The funding source either Program Income, Ancillary Funds, Non-Federal Funds or Moving To Work (MTW) funds shall be individually identified for each contract.

**Board Meeting
May 28, 2026
Agenda Item No. 13**

RESOLUTION No. 43 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to TAG Associates, Inc. for Technical Accounting Consulting Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has determined that Technical Accounting Consulting Services work is necessary; and

WHEREAS, beginning on March 1, 2026, the HACP issued a Requests for Proposals (RFP) #150-13-26 seeking qualified firms to provide Technical Accounting Consulting Services; and

WHEREAS, on April 7, 2026 the HACP received four (4) proposals for Technical Accounting Consulting Services in response to the RFP; and

WHEREAS, TAG Associates, Inc. was the highest ranked firm based on their experience and capacity; and

WHEREAS, although TAG Associates Inc.'s proposed fee is below the total authorized contract amount, the HACP has determined it is prudent to establish a higher not-to-exceed amount to accommodate potential inflationary increases and any additional technical accounting consulting services that may be required during the contract term; 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 a Technical Accounting Consulting Service Contract with TAG Associates, Inc. for a period of three (3) years with two (2) one (1) year options to extend at the discretion of the Housing Authority of the City of Pittsburgh for a maximum of five (5) years in an amount not to exceed \$1,350,000; and

Section 2. The total five (5) year authorized amount of \$1,350,000 shall be payable from Moving to Work (MTW) and/or Program Income funds.

**Board Meeting
May 28, 2026
Agenda Item No. 14**

RESOLUTION No. 44 of 2026

A Resolution – Authorizing the Executive Director or His Designee to Award a Contract to Tri Rivers Holdings LLC d/b/a Tri Rivers Property Maintenance for Third-Party Property Maintenance Services to Support Properties Owned, Managed, or Acquired by the Housing Authority of the City of Pittsburgh and Its Affiliates

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is authorized to develop, own, operate, and manage affordable housing and related facilities for the benefit of low-income residents within the City of Pittsburgh; and

WHEREAS, the HACP recognizes the need for third-party property maintenance services to support emergency response activities, transitional property operations, and future property acquisitions of the HACP and its affiliates, including Christopher A. Smith Terrace through Allies and Ross Management and Development Corporation – Christopher A. Smith Terrace (ARMDC-CAST); and

WHEREAS, pursuant to Resolution No. 64 of 2025 previously approved by the HACP Board of Commissioners, the HACP authorized actions related to the acquisition of the property known as Christopher A. Smith Terrace (CAST); and

WHEREAS, as a result of such prior authorization, the HACP, through its subsidiary entity (ARMDC-CAST), is expected to acquire CAST, located in the Hill District neighborhood of the City of Pittsburgh, on or around June 1, 2026; and

WHEREAS, the HACP acknowledges the importance of ensuring that CAST is maintained in a safe, sanitary, functional, and habitable condition consistent with all applicable federal, state, and local requirements, including the U.S. Department of Housing and Urban Development (HUD) requirements and the National Standards for the Physical Inspection of Real Estate (NSPIRE); and

WHEREAS, the HACP issued a Request for Proposals (RFP #250-20-26) on April 20, 2026, for Third-Party Property Maintenance Services; and

WHEREAS, three (3) firms responded to the RFP; and

WHEREAS, Tri Rivers Holdings LLC d/b/a Tri Rivers Property Maintenance was determined to be the most responsive and responsible proposer; and

WHEREAS, the procurement was conducted in accordance with applicable federal, state, and local procurement requirements and the procurement policies of the HACP; and

WHEREAS, the contract will be issued and administered on a task order basis, as services are authorized and performed.

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 \$2,133,000.00. with Tri Rivers Holdings LLC. dba Tri Rivers Property Maintenance for the initial term of one (1) year with two (2) one (1) year extension options; and

Section 2. The maximum amount approved by this Resolution shall not exceed \$2,133,000.00 for services issued, authorized, and compensated on a task order basis as needed throughout the contract term: and

Section 3. The amount shall be paid from Program Income and/or Moving-To-Work (MTW) funds.