

January 26, 2012

The Regularly scheduled Board Meeting of the Philadelphia Housing Authority Board of Commissioner for January was held on Thursday, January 26, 2012, 4:00 pm, at 12 s. 23rd Street, Philadelphia, Pennsylvania.

Present: Karen Newton Cole, Board of Commissioner
Michael P. Kelly, Administrative Receiver
Laurence Redican, General Counsel

The Board of Commissioner, Karen Newton Cole called the meeting to order, and asked the Administrative Receiver/Executive Director, Mr. Michael P. Kelly for remarks. Mr. Kelly noted that PHA will be having a procurement workshop every second Tuesday beginning February 7th from 1-2:30, Doing Business with PHA. He updated the progress of Norris site and the need for fifty one new tenants for the new homes, Grand Opening will be held in March. He also updated the status of the Recovery Plan stating that PHA was in the process of finalizing the new employee Handbook, as well as the new Procurement Policy. Mr. Kelly recognized Mr. Charles Lanier, General Manager of Client Service, recipient of the Homeowners Association of Philadelphia County Award. He was chosen for the Public Service Award. He announced the new portal on Facebook for HCV. Mr. Kelly announced the next Board Meeting location, Abbottsford Homes, 3226 McMichael Street. The next order of business was the approval of the minutes. Commissioner Karen Newton Cole moved for the adoption of the December 20, 2011 minutes. With that Mr. Kelly presided over the remaining agenda.

Commissioner Karen Newton Cole moved for the adoption of the following minutes.

RESOLUTION NO. 11501

**RESOLUTION APPROVING MINUTES OF THE BOARD OF COMMISSIONER MEETING HELD ON
DECEMBER 20, 2011.**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Meetings held on December 20, 2011, copies of which have already been provided, be the same are hereby ratified, confirmed and approved.

Commissioner Karen Newton Cole thereupon declared the Minutes unanimously adopted.

I hereby certify that this was
APPROVED BY THE BOARD ON 1/26/12
Samira M. Redican
ATTORNEY FOR PHA

Commissioner Karen Newton Cole moved for the adoption of the following resolution.

RESOLUTION NO. 11502

RESOLUTION APPROVING THE ADOPTION OF THE POLICY REGARDING PUBLIC PARTICIPATION AT BOARD MEETINGS

WHEREAS, the Philadelphia Housing Authority ("PHA") recognizes the value of public comment on housing issues and the importance of involving members of the public at Board meetings; and

WHEREAS, The Board also recognizes its responsibility for proper governance of the Philadelphia Housing Authority and the need to conduct its business in an orderly and efficient manner.

NOW THEREFORE, BE IT RESOLVED, that the PHA Board of Commissioner hereby approves the adoption of the Policy Regarding Public Participation at Board Meetings;

BE IT FURTHER RESOLVED, that the PHA Board of Commissioner hereby authorizes the Administrative Receiver or his designee to take all actions necessary to implement the Policy Regarding Public Participation at Board Meetings.

Policy Regarding Public Participation at Board Meetings

The Board recognizes the value of public comment on housing issues and the importance of involving members of the public at Board meetings.

The Board also recognizes its responsibility for proper governance of the Philadelphia Housing Authority ("PHA") and the need to conduct its business in an orderly and efficient manner.

The Board hereby establishes guidelines to govern public participation at Board meetings necessary to conduct its meetings and to maintain order.

Guidelines:

In order to permit the fair and orderly expression of public comment, the Board shall provide an opportunity at each open meeting of the Board for PHA residents and the public to comment on matters of concern, official action or deliberation before the Board prior to official action by the Board.

The Board values the input of PHA residents and the public as part of the exchange of ideas and thoughts that is vital in formulating PHA policies and plans. In order for this input to be valuable, however, communications by the public must be conveyed in a civil, orderly and responsible manner with an eye toward achieving the best decisions regarding PHA business.

Members of the audience shall be invited to speak at Board meetings as follows:

1. There will be a section on the agenda for the purpose of allowing the public the right to comment upon agenda-related matters before a Board vote as each item is considered after any presentation to the Board regarding such resolution. The Chairperson of the PHA Board (the "Chairperson") may limit each individual's comments to a period of three (3) minutes in order to allow all members of the public an equal opportunity to speak. In the event that individual comments are thus limited in time, the Chairperson will appoint a PHA official or employee to keep time by any reasonable means which shall be disclosed to the public.
2. In addition, the agenda will provide a section where the public shall be permitted to present matters not specifically before the Board for action (the "General Comment Period"). The Chairperson may limit each individual's comments to a period of three (3) minutes in order to allow all members of the public an equal opportunity to speak. In the event that individual comments are thus limited in time, the Chairperson will appoint a PHA official or employee to keep time by any reasonable means, which shall be disclosed to the public. The Board shall not be obligated to act on any item not on the agenda during the current meeting or thereafter.
3. Each speaker planning to make public comments must register their intention to do so at the time of their admission to the Board meeting or as otherwise specified by the Chairperson. This registration process will apply both to matters on the agenda and to the General Comment Period. Public comment shall be provided in the order in which persons appear on the registration list. Once the registration list is exhausted, the Chairperson may ask if any other person wishes to provide public comment, and if there is no response, the opportunity for public comment shall be closed.
4. Each speaker providing comment may have a one (1) minute rebuttal, at the discretion of the Chairperson, if a comment is responded to and further information is necessary or required.

5. Each person commenting may address the Board, but shall not yield his/her time to any other person.
6. Each speaker shall be recognized only once per item.
7. These procedures will be announced at the beginning of each meeting.

Propriety of a Speaker's Remarks

During agenda-related citizens' comments, speakers shall confine their comments only to the agenda item being discussed.

Defamatory, uncivil, harassing or rude comments shall not be allowed.

Comments of a personal nature, directed at an individual either by name or inference, do not further the business of the PHA and shall not be allowed.

Conduct such as booing, hissing, and/or cursing shall not be allowed.

Using the public address system for other than legitimate PHA concerns, shouting or other disrespectful comments, or verbal abuse or behavior toward the running of the meeting, citizens at the meeting, Board members, employees, nonpublic figures or other persons present shall not be allowed.

Any other disruption of the Board meeting shall not be allowed. Disruption is defined as inappropriate or boisterous conduct that interferes with the orderliness of Board meetings, conduct of business, or operation of the PHA, or can lead to damage or liability to private persons.

The selling or marketing of commercial products or services is not allowed.

Platforming for a political candidate is not allowed.

Any of the aforementioned inappropriate actions shall be ruled out of order by the Chairperson, and any speaker continuing with such inappropriate action shall be required by the Chairperson to relinquish the podium, be taken off the public address system, and/or leave the facility under physical direction where appropriate, as the Chairperson may determine.

Signs – Members of the audience may bring signs that are not attached to sticks and that do not interfere with the meeting or with another individual's viewing of or participation in the meeting.

Action By the Chairperson

The Chairperson may order the removal from the meeting of any person interfering with the expeditious or orderly process of the meeting, or otherwise violating this policy, provided the Chairperson has first issued a warning that continued interference with the orderly process of the meeting will result in removal. Any law enforcement authority or Sergeant-at-Arms designated by the Chairperson shall remove any person ordered removed pursuant to these guidelines. The Chairperson may also adjourn the meeting if necessary or adjourn temporarily while removal occurs.

In the event that a person(s) is disruptive at subsequent Board meetings, the Chairperson may, with the concurrence of a majority of the Board (if the Board consists of more than one person), direct the Board attorney to seek immediate judicial relief, either to bar such disruptive or disorderly person(s) from the meeting or to seek whatever other legal remedy will ensure the orderly conduct of the Board meeting(s).

Commissioner Karen Newton Cole thereupon declared the Resolution unanimously adopted.

RESOLUTION NO. 11503

RESOLUTION AUTHORIZING THE PHA ADMINISTRATIVE RECEIVER/EXECUTIVE DIRECTOR OR HIS AUTHORIZED DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT FOR FENCING REPAIR, REPLACEMENT AND RELATED WORK (SOLICITATION NO. P-004093-R)

WHEREAS, The Philadelphia Housing Authority (PHA) has identified a need for fencing repair, replacement and related work; and

WHEREAS, Solicitation No. P-004093-R was developed according to established procedures and all applicable laws regarding public contracts and was advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, five (5) offerors responded to the solicitation by submitting a proposal as follows:

**Greenscape Landscape Contractors Inc.
Northeast Construction Inc.
Sabia Landscaping
Bustleton Services Inc.
M&S Contractors and Associates Inc.**

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee appointed for such purpose (the "Evaluation Committee") and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the evaluation, it was recommended that contracts be awarded to: Greenscape Landscape Contractors, Inc.; Northeast Construction, Inc.; Sabia Landscaping; and Bustleton Services, Inc.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) additional one year option periods in an amount not to exceed **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** for base year one (1); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** for base year two (2); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year one (1); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year two (2); and **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year three (3); for a total contract amount not to exceed **ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$1,250,000.00)** to Greenscape Landscape Contractors, Inc.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) additional one year option periods in an amount not to exceed **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** for base year one (1); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** for base year two (2); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year one (1); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year two (2); and **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year three (3); for a total contract amount not to exceed **ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$1,250,000.00)** to Northeast Construction, Inc.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) additional one year option periods in an amount not to exceed **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** for base year one (1); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** for base year two (2); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year one (1); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year two (2); and **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year three (3); for a total contract amount not to exceed **ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$1,250,000.00)** to Sabia Landscaping; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) additional one year option periods in an amount not to exceed **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** for base year one (1); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** for base year two (2); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year one (1); **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year two (2); and **TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00)** if PHA exercises option year three (3); for a total contract amount not to exceed **ONE MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$1,250,000.00)** to Bustleton Services, Inc.

NOW THEREFORE, BE IT RESOLVED, by and for The Philadelphia Housing Authority, that, based on the recommendation of the Evaluation Committee, the Administrative Receiver/Executive Director or his designee is hereby authorized to conclude and to execute contracts with Greenscape Landscape Contractors, Inc.; Northeast Construction, Inc.; Sabia Landscaping; and Bustleton Services, Inc.; and

BE IT FURTHER RESOLVED, that (1) the Administrative Receiver/Executive Director and all other appropriate personnel of PHA are authorized to take all actions necessary to implement these resolutions in accordance with the "Whereas" clauses above; (2) the contract is subject to the availability of funds before a contract shall exist; (3) no contract shall exist until signed by the Administrative Receiver/Executive Director or his designee within forty-five (45) days of the next regularly scheduled Board meeting.

Commissioner Karen Newton Cole moved for the adoption of the following resolution.

RESOLUTION NO. 11504

RESOLUTION AUTHORIZING THE PHA ADMINISTRATIVE RECEIVER/EXECUTIVE DIRECTOR, OR HIS AUTHORIZED DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT FOR SMALL EQUIPMENT REPAIR SERVICES (SOLICITATION NO. P-004071-R)

WHEREAS, The Philadelphia Housing Authority (PHA) has identified a need for small equipment repair services; and

WHEREAS, Solicitation No. P-004071-R was developed according to established procedures and all applicable laws regarding public contracts and was advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, four (4) offerors responded to the solicitation by submitting a proposal as follows:

**Preferred Automotive Specialist, Inc.
PAT School
David Lightkep Inc.
Neimeyer Corporation; and**

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee appointed for such purpose (the "Evaluation Committee") and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the evaluation, it was recommended that a contract be awarded to Preferred Automotive Specialist Inc. and PAT School; and

WHEREAS, it is further recommended that the contract, if awarded shall be for a two (2) year base period with an additional three (3) one year option periods in an amount not to exceed **ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00)** for base year one (1); **ONE HUNDRED TWENTY THREE THOUSAND SIX HUNDRED DOLLARS (\$123,600.00)** for base year two (2); and **ONE HUNDRED TWENTY SEVEN THOUSAND THREE HUNDRED EIGHT DOLLARS (\$127,308.00)** if PHA exercises option year one (1); and **ONE HUNDRED THIRTY ONE THOUSAND ONE HUNDRED TWENTY SEVEN DOLLARS AND TWENTY FOUR CENTS (\$131,127.24)** if PHA exercises option year two (2); and **ONE HUNDRED THIRTY FIVE THOUSAND SIXTY ONE DOLLARS AND SIX CENTS (\$135,061.06)** if PHA exercises option year three (3); for a total contract amount not to exceed **SIX HUNDRED THIRTY SEVEN THOUSAND NINETY SIX DOLLARS AND THIRTY CENTS (\$637,096.30)** to Preferred Automotive Specialist Inc.;

WHEREAS, it is further recommended that the contract, if awarded shall be for a two (2) year base period with an additional three (3) one year option periods in an amount not to exceed **EIGHTY THOUSAND DOLLARS (\$80,000.00)** for base year one (1); **EIGHTY TWO THOUSAND FOUR HUNDRED DOLLARS (\$82,400.00)** for base year two (2); and **EIGHTY FOUR THOUSAND EIGHT HUNDRED SEVENTY TWO THOUSAND DOLLARS (84,872.00)** if PHA exercises option year one (1); and **EIGHTY SEVEN THOUSAND FOUR HUNDRED EIGHTEEN DOLLARS AND SIXTEEN CENTS (\$87,418.16)** if PHA exercises option year two (2); and **NINETY THOUSAND FORTY DOLLARS AND SEVENTY CENTS (\$90,040.70)** if PHA exercises option year three (3); for a total contract amount not to

exceed **FOUR HUNDRED TWENTY FOUR THOUSAND SEVEN HUNDRED THIRTY DOLLARS AND EIGHTY SIX CENTS (\$424,730.86)** to PAT School:

BE IT NOW THEREFORE, RESOLVED, by and for The Philadelphia Housing Authority, that, based on the recommendation of the Evaluation Committee, the Administrative Receiver/Executive Director or his designee is hereby authorized to conclude and to execute contract with Preferred Automotive Specialist, Inc., and PAT School; and

BE IT FURTHER RESOLVED, that (1) the recommended contractors comply with all terms required by the solicitation; (2) the contract is subject to the availability of funds before a contract shall exist; (3) no contract shall exist until signed by the Administrative Receiver/Executive Director or his designee within forty-five (45) days of the next regularly scheduled Board meeting.

Commissioner Karen Newton Cole thereupon declared the Resolution unanimously adopted.

Commissioner Karen Newton Cole moved for the adoption of the following resolution.

RESOLUTION NO. 11505

**RESOLUTION AUTHORIZING THE PHA ADMINISTRATIVE RECEIVER/EXECUTIVE DIRECTOR, OR HIS AUTHORIZED DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT FOR THE PROVISION OF SUPPLY AND INSTALL PROTECTIVE SECURITY DEVICES FOR VACANT PROPERTIES WITH VACANT PROPERTY SECURITY, INC.
(SOLICITATION NO. P-004142)**

WHEREAS, The Philadelphia Housing Authority (PHA) has identified a need for protective security devices for vacant properties; and

WHEREAS, Solicitation No. P-004142 was developed according to established procedures and all applicable laws regarding public contracts and was advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, three (3) offerors responded to the solicitation by submitting a proposal as follows:

Vacant Property Security, Inc.
Scotlandyard Security Services
Empty Building Security, LLC

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee appointed for such purpose (the "Evaluation Committee") and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to Vacant Property Security, Inc.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) one-year option periods to Vacant Property Security, Inc. in an amount not to exceed **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)** for Base Period Year One; **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)** for Base Period Year Two; **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)** for 1st Option Period; **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)** for 2nd Option Period; **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)** for 3rd Option Period for a total contract amount not to exceed **TWO MILLION, FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000.00)**; and

THEREFORE, BE IT RESOLVED, by and for The Philadelphia Housing Authority, that, based on the recommendation of the Evaluation Committee made pursuant to the preceding paragraph, the Administrative Receiver/Executive Director, or his designee, is hereby authorized to negotiate, conclude and to execute a contract with Vacant Property Security, Inc.; and

BE IT FURTHER RESOLVED, that (1) the recommended contractors comply with all terms required by the solicitation; (2) the contract is subject to the availability of funds before a contract shall exist; (3) no contract shall exist until signed by the Administrative Receiver/Executive Director or his designee within forty-five (45) days of the next regularly scheduled Board meeting.

Commissioner Karen Newton Cole thereupon declared the Resolution unanimously adopted.

Commissioner Karen Newton Cole moved for the adoption of the following resolution.

RESOLUTION NO. 11506

RESOLUTION AUTHORIZING THE PHA ADMINISTRATIVE RECEIVER/EXECUTIVE DIRECTOR OR HIS AUTHORIZED DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT FOR DESIGN AND CONSTRUCTION MANAGEMENT SERVICES FOR WATER PENETRATION REPAIRS AT VARIOUS PHA SITES (SOLICITATION NO. P-004087)

WHEREAS, The Philadelphia Housing Authority (PHA) has identified a need for design and construction management services for water penetration repairs at various PHA and affiliate sites; and

WHEREAS, Solicitation No. P-004087 was developed according to established procedures and all applicable laws regarding public contracts and was advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, five (5) offerors responded to the solicitation by submitting a proposal as follows:

Dale Corporation
Shoemaker / Synterra
Clemens Construction Company
Mara Restoration Inc. / Garber/Clifton Architects
AP Construction Inc. / KS Engineers P.C.

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee appointed for such purpose (the "Evaluation Committee") and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the evaluation, it was recommended that a contract be awarded to Dale Corporation; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a one (1) year base period in an amount not to exceed **EIGHT HUNDRED THOUSAND ONE HUNDRED EIGHTY DOLLARS (\$800,180.00)** to Dale Corporation.

NOW THEREFORE, BE IT RESOLVED, by and for The Philadelphia Housing Authority, that, based on the recommendation of the Evaluation Committee, the Administrative Receiver/Executive Director or his designee is hereby authorized to conclude and to execute a contract with Dale Corporation; and

BE IT FURTHER RESOLVED, that (1) the Administrative Receiver/Executive Director and all other appropriate personnel of PHA are authorized to take all actions necessary to implement these resolutions in accordance with the "Whereas" clauses above; that (2) the contract is subject to the availability of funds before a contract shall exist; (3) no contract shall exist until signed by the Administrative Receiver/Executive Director or his designee within forty-five (45) days of the next regularly scheduled Board meeting.

Commissioner Karen Newton Cole thereupon declared the Resolution unanimously adopted.

Commissioner Karen Newton Cole moved for the adoption of the following resolution.

RESOLUTION NO. 11507

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO TRANSFER 314 W. SUSQUEHANNA AVE., 322 W. SUSQUEHANNA AVE., 324 W. SUSQUEHANNA AVE., and 415 W. SUSQUEHANNA AVE. TO THE NORRIS SQUARE CIVIC ASSOCIATION FOR THE DEVELOPMENT OF 30 AFFORDABLE HOMEOWNERSHIP UNITS

WHEREAS, Norris Square Civic Association (the "Developer") has secured funding commitments for a construction project in North Philadelphia, to create affordable homeownership units (the "Project"); and

WHEREAS, Norris Square Civic Association (the "Developer") has proposed a comprehensive project to develop and/or rehabilitate 30 long-term vacant and deteriorated structures and lots for low income homebuyers, pursuant to the Neighborhood Stabilization Program – NSP2 (the "Project"); and.

WHEREAS, The Properties will be assembled along with five (5) PHA properties previously approved by the U. S. Department of Housing and Urban Development ("HUD") for the Project, and other public and non-PHA owned properties; and

WHEREAS, the PHA is the owner of four (4) vacant lots located at 314, 322, 324 and 415 W. Susquehanna Ave. (the "Properties"); and

WHEREAS, the Developer desires to acquire the Properties from PHA; and

WHEREAS, the Developer has agreed to develop and implement an employment plan to hire at least three (3) qualified PHA residents to participate in the construction and rehabilitation of Project; and

WHEREAS, the Developer has agreed to and will be responsible for creating an outreach plan and will for a nine (9) month marketing period, market five (5) units in the Project to PHA residents and to qualified households eligible for Public Housing, and

WHEREAS, the Developer is required to pay one dollar (\$1.00) nominal consideration and all settlement costs for the disposition; and

WHEREAS, Resident notification and consultation has occurred and PHA has determined that the disposition of the Properties is in the best interests of PHA, its residents and the City of Philadelphia; and

WHEREAS, PHA is required to comply with certain provisions of the U.S. Housing Act of 1937, the Quality Housing and Work Responsibility Act of 1998, the National Environmental Policy Act of 1969, the National Historic Preservation Act of 1966, related laws as set forth in 24 CFR Part 970 governing the sale and disposition of real property by a public housing authority, and other applicable statutes, laws and regulations, as amended.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to submit a Disposition Application to the U.S. Department of Housing and Urban Development, to transfer 314 W. Susquehanna Ave., 322 W. Susquehanna Ave., 324 W. Susquehanna Ave., and 415 W. Susquehanna Ave. to the Norris Square Civic Association for the development of 30 affordable homeownership units subject to HUD's approval and to take all necessary actions to carry out the provisions of this resolution, and in compliance with applicable statutes, laws and regulations.

Commissioner Karen Newton Cole thereupon declared the Resolution unanimously adopted.

Commissioner Karen Newton Cole moved for the adoption of the following resolution.

RESOLUTION NO. 11508

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO TAKE ALL NECESSARY STEPS TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) TO TRANSFER THE VACANT LAND CONSISTING OF APPROXIMATELY 32 ACRES AT PHA’S FORMER LIDDONFIELD CONVENTIONAL PUBLIC HOUSING SITE, TO A DEVELOPER TO BE SELECTED BY PHA THROUGH THE COMPETITIVE REQUEST FOR PROPOSALS PROCESS; TO PROVIDE ANY ANCILLARY DOCUMENTS, AND OTHER INFORMATION REQUIRED BY HUD; AND TO TAKE ANY OTHER NECESSARY OR DESIRABLE RELATED ACTIVITIES IN CONNECTION THEREWITH

WHEREAS, PHA is the owner of approximately 32 acres of vacant land, which was formerly the 463-unit Liddonfield conventional public housing site (the “Site”), which was demolished as approved by the U.S. Department of Housing and Urban Development (“HUD”) in 2009; and

WHEREAS, Resident notification and consultation has occurred and PHA has determined that it is in the best interests of the PHA, its residents and the City of Philadelphia (the “City”) community to seek a developer to revitalize the Site; and

WHEREAS, PHA has undertaken a competitive request for proposal process to identify the best developer and development plan; and

WHEREAS, PHA will utilize the sales proceeds from the disposition of the Site to support its continued development and/or rehabilitation of low income housing in the City; and

WHEREAS, PHA is required to comply with certain provisions of the U.S. Housing Act of 1937, the Quality Housing and Work Responsibility Act of 1998, the National Environmental Policy Act of 1969, the National Historic Preservation Act of 1966, related laws as set forth in 24 CFR Part 970 governing the sale and disposition of real property by a public housing authority, and other applicable statutes, laws and regulations, as amended.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director is hereby authorized to submit a Disposition Application to the U.S. Department of Housing and Urban Development to dispose of the Site to a developer to be determined, and to take all necessary actions to carry out the provisions of this resolution, and in compliance with applicable statutes, laws and regulations.

Commissioner Karen Newton Cole thereupon declared the Resolution unanimously adopted.

The resolutions were adopted. With that Commissioner Karen Newton Cole, opened the meeting for public comments. Comments were given by Mr. Naseer, Ms. Andrea Foster, Mr. Mohammed, Ms. Hannible and several unidentifiable speakers. With no other public comments being heard Commissioner Karen Newton Cole adjourned the meeting (Copies of the actual transcript will be provided upon written request).