

March 17, 2010

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for March was held on Wednesday, March 17, 2010, 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23rd Street, Philadelphia, Pennsylvania.

A quorum being present, Commissioner John F. Street, Chairman, called the meeting to order. Upon roll call, those present were as follows:

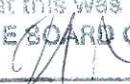
Present: Commissioner John F. Street, Chairman
Commissioner/Councilwoman Jannie L. Blackwell
Commissioner Nellie W. Reynolds, Vice Chairman
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman, called the meeting to order. With that he asked for remarks from the Executive Director. Mr. Greene, PHA's Executive Director, advised the Commissioners that PHA was presenting three (3) Resolutions to be considered as PHA reached a consensus with the residents at our traditional Pre-Board Meeting.

The next order of business was the approval of December 17, 2009 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner/Councilwoman Blackwell seconded. The minutes were unanimously adopted. With that, Commissioner John F. Street, Chairman, presided over the remaining agenda.

I hereby certify that this was
APPROVED BY THE BOARD ON 4-21-10


ATTORNEY FOR PHA

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

RESOLUTION NO. 11367

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON DECEMBER 17, 2009**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on December 17, 2009 copies of which have already been provided to the members, be the same are hereby ratified, confirmed and approved.

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

Present: Commissioner John F. Street, Chairman
 Commissioner/Councilwoman Jannie L. Blackwell
 Commissioner Nellie W. Reynolds, Vice Chairman
 Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
 Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner/Councilwoman Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Reynolds;

RESOLUTION NO. 11367

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH VACANT PROPERTY SECURITY, INC., FOR THE PROVISION OF SUPPLY AND INSTALL PROTECTIVE SECURITY DEVICES FOR VACANT PROPERTIES SOLICITATION NO. P-003874

WHEREAS, the Philadelphia Housing Authority identified a need for Supply and Install Protective Security Devices for Vacant Properties; and

WHEREAS, Solicitation No. P-003874 was drawn up according to established procedures, and was properly advertised in the Philadelphia Inquirer and several community newspapers; and

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

WHEREAS, one (1) company responded to the solicitation by submitting a proposal as follows:

Vacant Property Security, Inc.

WHEREAS, the proposal was reviewed and evaluated by the Review Committee and the supporting documents was reviewed by the Contracting Officer; and

WHEREAS, it is recommended that a contract be awarded to Vacant Property Security, Inc; and

WHEREAS, it is further recommended that the contracts shall be for a one (1) year base period with two (2) one-year option periods in an amount not to exceed **ONE HUNDRED SIXTY THOUSAND, FIVE HUNDRED FOURTEEN DOLLARS AND FORTY CENTS (\$160,514.40)** for Base Period; **ONE HUNDRED SIXTY THOUSAND, FIVE HUNDRED FOURTEEN DOLLARS AND FORTY CENTS (\$160,514.40)** for Option Period One; **ONE HUNDRED SIXTY THOUSAND, FIVE HUNDRED FOURTEEN DOLLARS AND FORTY CENTS (\$160,514.40)** for Option Period Two; a total contract amount not to exceed **FOUR HUNDRED EIGHTY ONE THOUSAND, FIVE HUNDRED FORTY THREE DOLLARS AND TWENTY CENTS (\$481,543.20)**; and

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with Vacant Property Security, Inc. for the provision of supply and install protective security devices for vacant properties; and

BE IT FURTHER RESOLVED, that (1) the recommended contractor complies with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before a contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the proposer have not mutually agreed on the terms of a contract within forty-five (45) days of the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

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

Present: Commissioner John F. Street, Chairman
Commissioner/Councilwoman Jannie L. Blackwell
Commissioner Nellie W. Reynolds, Vice Chairman
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Eiding moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Blackwell;

RESOLUTION NO. 11368

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSFER DELINQUENT TENANT ACCOUNTS RECEIVABLE BALANCES FOR TENANTS WHO HAVE VACATED PHA PROPERTY TO THE PHA COLLECTION SYSTEM

WHEREAS, the Philadelphia Housing Authority (PHA) determined that there is a need to write-off Tenant Accounts Receivable (TARS) balances in the amount of seven hundred sixty five thousand eight hundred thirty seven dollars (\$765,837.00) for tenants that have vacated PHA property; and

WHEREAS, pursuant to HUD Publication 7510.1, it is sound accounting policy to write-off TARS balances for vacated tenants; and

WHEREAS, PHA will make every effort to collect these TARS; and

WHEREAS, HUD Publication 7510.1 requires the approval of the Board of Commissioners for write-offs of TARS balances; and

WHEREAS, the TARS balances will be maintained by PHA in it's accounting records for future collection where possible.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to write-off Tenant Accounts Receivable balances in the amount of seven hundred sixty five thousand eight hundred thirty seven dollars (\$765,837.00) for tenants who have vacated PHA property.

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

Present: Commissioner John F. Street, Chairman
 Commissioner/Councilwoman Jannie L. Blackwell
 Commissioner Nellie W. Reynolds, Vice Chairman
 Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
 Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

RESOLUTION NO. 11369

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT FOR TRAINING SERVICES WITH ESI INTERNATIONAL, INC. (SOLICITATION NO. P-003881)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for a contractor to professional training for employees in several business areas as described in the scope of work; and

WHEREAS, Solicitation No. P-003881 was developed according to established procedures; 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 proposals as follows:

**ESI International, Inc.
Dale Carnegie Training
Executive Core**; and

WHEREAS, the proposals were reviewed and evaluated by the Executive General Manager of Operations, Outside Legal Counsel and the Contracting Officer; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to ESI International, 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 in an amount not to exceed **ONE HUNDRED THIRTY-TWO THOUSAND DOLLARS (\$132,000.00)**, for the Base Period; **SIXTY-SIX THOUSAND DOLLARS (\$66,000.00)**, if PHA exercises Option Year 1; **SIXTY-SIX THOUSAND DOLLARS (\$66,000.00)**, if PHA exercises Option Year 2; **SIXTY-SIX THOUSAND DOLLARS (\$66,000.00)**, if PHA exercises Option Year 3; for a total contract amount not to exceed **THREE HUNDRED THIRTY THOUSAND DOLLARS (\$330,000.00)** to ESI International, Inc.; and

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with ESI International, Inc. for professional training services for employees in various business areas, including, but not limited to, contract administration and procurement.

BE IT FURTHER RESOLVED, that (1) the recommended contractor comply with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before any contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the offerors have not mutually agreed on the terms of a contract within forty-five (45) days following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

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

Present: Commissioner John F. Street, Chairman
Commissioner/Councilwoman Jannie L. Blackwell
Commissioner Nellie W. Reynolds, Vice Chairman
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

The resolutions were adopted. With that, Commissioner John F. Street, Chairman opened the meeting for public comments. With that Melvin Johnakin stepped forward and began to express his concern about payment for removal of snow from PHA sites. With no other public comments being heard, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).