

May 27, 2008

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for May 2008 was held on Tuesday, May 27, 2008 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23<sup>rd</sup> 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 Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

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

Commissioner John F. Street, Chairman, called the meeting to order. With that he asked for comments 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 the Pre-Board Meeting held last week. The next order of business was the approval of March 20, 2008 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner Blackwell seconded. The minutes were unanimously adopted. With that, Commissioner John F. Street, Chairman stated that the meeting would depart from the regular order of business to hear from the President of Local 332, Mr. Sam Staten, Jr. After Mr. Staten comments, referring to the PHA Lay-offs in January 2007 Commissioner John F. Street, Chairman, presided over the remaining agenda.

I hereby certify that this was  
APPROVED BY THE BOARD ON 6/23/08  
  
\_\_\_\_\_  
ATTORNEY FOR PHA



Commissioner Eiding moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Jannie L. Blackwell;

**RESOLUTION NO. 11230**

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING  
HELD MARCH 20, 2008**

**BE IT RESOLVED**, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on March 20, 2008 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:

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

Nays:           None

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 Eiding;

**RESOLUTION NO. 11231**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS WITH DCS AUTOMOTIVE, PREFERRED AUTOMOTIVE, A/C AUTOMOTIVE, PHILADELPHIA TOWING AND TRANSPORT, SINKLER AUTOMOTIVE, AND SORRENTINO'S ACCU TOW  
(SOLICITATION NO. P-003712)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for auto repair and state inspection contractors to perform work that is in excess of PHA's capacity. PHA owns in excess of 480 vehicles of various types and sizes ranging from small sedans to large trash and dump trucks; and

**WHEREAS**, Solicitation No. P-003712 was developed according to established procedures 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**, seven (7) offerors responded to the solicitation by submitting a proposal as follows:

DCS Automotive  
Preferred Automotive  
A/C Automotive  
Philadelphia Towing and Transport  
Sinkler Automotive  
Sorrentino's Accu Tow  
Mike's Automotive

**WHEREAS**, these proposals were reviewed and rated by the Review Committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, multiple awards are authorized in accordance with the provisions of the solicitation; and

**WHEREAS**, based upon evaluation, it was recommended that contracts be awarded to DCS Automotive, Preferred Automotive, A/C Automotive, Philadelphia Towing and Transport, Sinkler Automotive, and Sorrentino's Accu Tow; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a base period of one (1) year with one (1) one-year option in the amount not to exceed **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)** or two (2) years, whichever comes first, to DCS Automotive; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a base period of one (1) year with one (1) one-year option in the amount not to exceed **EIGHT HUNDRED THOUSAND DOLLARS (\$800,000.00)** or two (2) years, whichever comes first, to Preferred Automotive; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a base period of one (1) year with one (1) one-year option in the amount not to exceed **TWO HUNDRED THOUSAND DOLLARS (\$200,000.00)** or two (2) years, whichever comes first, to A/C Automotive; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a base period of one (1) year with one (1) one-year option in the amount not to exceed **EIGHT HUNDRED THOUSAND**

**DOLLARS (\$800,000.00)** or two (2) years, whichever comes first, to Philadelphia Towing and Transport; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a base period of one (1) year with one (1) one-year option in the amount not to exceed **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)** or two (2) years, whichever comes first, to Sinkler Automotive; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a base period of one (1) year with one (1) one-year option in the amount not to exceed **THREE HUNDRED THOUSAND DOLLARS (\$300,000.00)** or two (2) years, whichever comes first, to Sorrentino's Accu Tow; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with DCS Automotive, Preferred Automotive, A/C Automotive, Philadelphia Towing and Transport, Sinkler Automotive, and Sorrentino's Accu Tow for the provision of general auto repairs.

**BE IT FURTHER RESOLVED**, that (1) the recommended contractors comply with all terms required by the solicitation; (2) the contracts are subject to approval by PHA's funding source before any contracts shall exist; (3) no contracts shall exist until signed by the Executive Director; and (4) if PHA and the offerors have not mutually agreed on the terms of the contracts 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:

Ayes:            Commissioner John F. Street, Chairman  
                    Commissioner Nellie W. Reynolds, Vice Chairman  
                    Commissioner Patrick J. Eiding

Nays:            None

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/Councilwoman Blackwell;

**RESOLUTION NO. 11232**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT MODIFICATION WITH LIBERTY INTEGRATED SOLUTIONS FOR DEFERRED MAINTENANCE CONSTRUCTION SERVICES FOR ELECTRICAL SECURITY REPAIRS AND INSTALLATION AT VARIOUS PHA SITES (CONTRACT NO. P-003689)**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") needs to ensure the proper operation of security equipment at various locations; and

**WHEREAS**, Solicitation No. P-003689 was developed according to established procedures, was properly advertised and issued on November 19, 2007; and

**WHEREAS**, bids were received, evaluated and a recommendation of a contract award to Liberty Integrated Solutions for the amount of \$446,119.00 was made; and

**WHEREAS**, PHA entered into a contract with Liberty Integrated Solutions on January 23, 2008 to provide Deferred Maintenance – Electrical and Security Services pursuant to PHA's solicitation number P-003689, and the contractor's proposal as accepted by PHA; and

**WHEREAS**, additional electrical and security requirements have been identified as a result on a comprehensive site inspection process; and

**WHEREAS**, a modification to cover an increased in overall costs resulting from the additional requirements, an additional \$600,000.00 is needed to ensure the completion of the total services required.

**BE IT RESOLVED**, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract modification for PHA Contract No. P-003689 with Liberty Integrated Solutions.

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

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

Nays:           None

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 Blackwell;

**RESOLUTION NO. 11233**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO TAKE ALL NECESSARY STEPS TO (1) CREATE THE PENNSYLVANIA LIMITED PARTNERSHIPS, WHICH WILL OWN AND OPERATE THE MANTUA PHASE I AND PHASE II DEVELOPMENTS; (2) CREATE PENNSYLVANIA NONPROFIT CORPORATE AFFILIATE HOUSING DEVELOPMENT CORPORATIONS, TO SERVE AS THE GENERAL PARTNERS OF THE TO-BE-FORMED LIMITED PARTNERSHIPS; (3) SUBMIT DISPOSITION APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE TRANSFER OF THE DEVELOPMENT SITE AND ADJACENT SCATTERED SITES; (4) NEGOTIATE AND EXECUTE A LONG TERM GROUND LEASES AND OTHER TRANSFER DOCUMENTS PURSUANT TO HUD DISPOSITION APPROVAL; AND (5) AUTHORIZE OTHER RELATED DEVELOPMENT ACTIVITIES IN CONNECTION THEREWITH**

**WHEREAS**, In furtherance of the development of the Mantua Phases I and II developments (collectively the "Development") PHA is anticipating the award of low income housing tax credits ("LIHTC") to construct 101 affordable rental units, a management office and community room for the Development.

**WHEREAS**, PHA will form Pennsylvania limited partnerships (collectively "Affiliated Partnerships") in order to take advantage of the equity available through the sale of the LIHTC to equity investors; and

**WHEREAS**, PHA will create Pennsylvania nonprofit Housing Development Corporations (collectively "HDCs") which will be affiliates of PHA, to serve as the General Partners of the Affiliated Partnerships; and

**WHEREAS**, the use of the LIHTC requires that the Affiliated Partnerships have site control of the Development site located at 3500 Fairmount Avenue and the scattered site properties located at 635, 637, 638 and 640 N. 36<sup>th</sup> Street, that will also comprise a component of the Development (collectively, the "Development Site"), which will necessitate execution of long term ground leases ("Ground Leases") for the Development Site; and Strong Properties, LLC. has requested the scattered sites at 627, 723 and 727 North 35th Street and 3510 Wallace Street (the "Transferred Properties") in exchange for properties that it owns at 3513 and 3515 Wallace Street and 644 and 652 North 35th Street (the "Acquired Properties"), which properties are necessary for the Development; and

**WHEREAS**, both the Ground Leases for the Development Site and other transfer documents relating to the Transferred Properties will provide for nominal consideration; and

**WHEREAS**, in order to transfer the Development Site, including the Acquired Properties, to the Affiliated Partnerships and the Transferred Properties to Strong Properties, LLC, PHA is required to comply with certain provisions of the Housing Act of 1937 and the Quality Housing and Work Responsibility Act of 1998, the National Environmental Policy Act of 1969, the National Historic Preservation Act of 1966, 24 CFR Part 970, and other related laws; and

**WHEREAS**, by submitting Disposition Applications to HUD, PHA will comply with federal laws and regulations, including 24 CFR Part 970, governing the demolition, sale and disposition of real property by a public housing authority, and all other applicable laws.

**NOW THEREFORE BE IT RESOLVED**, that the Philadelphia Housing Authority Board of Commissioners hereby authorizes the Executive Director, or his authorized designee (hereinafter referred to as the "Executive Director"), to create the HDCs, which will be affiliates of PHA, to serve as the General Partners of Affiliated Partnerships; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to create the Affiliated Partnership which will develop, own and operate the respective Development phases; and

**BE IT FURTHER RESOLVED**, that the Executive Director is hereby authorized to submit Disposition Applications to HUD for the disposition of the Development Site and the Transferred Properties to the Affiliated Partnerships and Strong Properties, LLC, respectively, subject to resident notification and consultation as required by applicable statutes and regulations; and

**BE IT FURTHER RESOLVED**, that subject to HUD approval of the and Disposition Applications, the Executive Director is hereby authorized to negotiate and execute the Ground Leases between PHA and the Affiliated Partnership, and the transfer documents between PHA and Strong Properties, LLC; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to take all necessary actions including the filing of all necessary submissions to obtain the aforementioned approvals from HUD, and the Commonwealth of Pennsylvania in connection with the formation of the required entities; and

**BE IT FURTHER RESOLVED**, that any and all actions previously taken by any authorized officer of PHA in connection with the resolutions set forth herein, are hereby ratified.

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

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

Nays:            None

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. Mr. Greene gave comments about Resolution No. 3 the Mantua Hall Project. With no other comments received, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon request).