

August 21, 2008

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for August 2008 was held on Thursday, August 21, 2008 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:

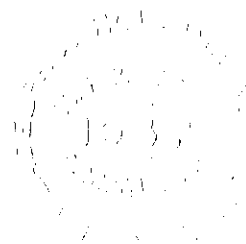
Present: Commissioner John F. Street, Chairman
Commissioner Nellie W. Reynolds, Vice Chairman
Commissioner/Councilwoman Jannie L. Blackwell
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director

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 twelve (12) 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 June 23, 2008 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner Eiding 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 9-18-08
[Signature]
ATTORNEY FOR PHA



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

RESOLUTION NO. 11239

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON MAY 22, 2008**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on May 22, 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:

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

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. 11240

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, ON BEHALF OF THE PHILADELPHIA HOUSING AUTHORITY, IN CONNECTION WITH THE SPRING GARDEN II COMMUNITY REVITALIZATION ("PROJECT"), TO (1) SUBMIT EVIDENTIARIES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); (2) NEGOTIATE, CONCLUDE, EXECUTE AND IMPLEMENT EVIDENTIARIES AND ANCILLARY DOCUMENTS, IN CONNECTION WITH THE FUNDING, DEVELOPMENT, OPERATION AND MAINTENANCE OF THE PROJECT; (3) TO EXECUTE ANY APPLICABLE GRANT AGREEMENTS AND/OR CONTRACTS ("CONTRACTS") WITH THE COMMONWEALTH OF PENNSYLVANIA AND SUB-GRANT AGREEMENTS AND ANCILLARY DOCUMENTS WITH FORESIGHT AFFORDABLE HOUSING-SPRING GARDEN LLC, SPRING GARDEN DEVELOPMENT ASSOCIATES L.P., AND/OR RELATED PARTIES OF THE FOREGOING TO THE EXTENT REQUIRED FOR RECEIPT AND ADMINISTRATION OF REDEVELOPMENT ASSISTANCE CAPITAL PROGRAM GRANTS OR OTHER APPLICABLE GRANT FUNDS, IN CONNECTION WITH THE OVERALL PROJECT; AND (4) PERFORM ALL ACTIVITIES NECESSARY OR DESIRABLE TO OBTAIN APPROVAL FROM HUD IN CONNECTION WITH THE PROJECT AND TO IMPLEMENT THE PROJECT

WHEREAS, on February 2, 2006, pursuant to Resolution #11095, the PHA Board of Commissioners (the "Board") approved and authorized the Executive Director, on behalf of the PHA, to select Spring Garden CDC as the developer partner (the Developer Partner) for the Spring Garden II scattered site development; and

WHEREAS, on April 16, 2008, the Executive Director, on behalf of the PHA entered into a Development Agreement with Michaels-Spring Garden JV, LLC, ("Developer"), a partnership of Michaels Development and Spring Garden Community Development Corporation to renovate and develop the Spring Garden II scattered site, known as the Spring Garden II Community Revitalization; and

WHEREAS, the Spring Garden II Community Revitalization ("Project") consists of fifty-eight low-income housing tax credit ("LIHTC") rental units, thirty-two (32) of which will also be public housing assisted, and a 2910 square foot community center/management office; and

WHEREAS, in furtherance of the development of the Spring Garden Community Revitalization Phase II ("Project"), the Project has received 4% Low Income Housing Tax Credits ("LIHTCs") and Historic Tax Credits ("Historic Credits"), which will collectively provide approximately \$10,280,300 in tax credit equity to support the implementation of the Project; and

WHEREAS, the Pennsylvania Housing Finance Agency ("PHFA") plans to issue tax-exempt bonds in the approximate amount of \$10,500,000 to support development of the Project; and

WHEREAS, PHA has been allocated \$2,000,000, and anticipates an additional \$400,000, in Commonwealth of Pennsylvania's ("Commonwealth") Redevelopment Capital Assistance Project grant ("RACP") funds, which, following execution of a Grant Agreement with the Commonwealth, PHA plans to sub-grant to Foresight Affordable Housing-Spring Garden LLC, which will then provide such funds to the Project; and

WHEREAS, the Project has commitments for additional funds from the Commonwealth and City of Philadelphia ("City"), including \$1,500,000 in PennHOMES funds, \$1,700,000 in Philadelphia Office of Housing and Community Development HOME funds, and \$1,000,000 in City Housing Trust funds; and

WHEREAS, PHA has agreed to provide \$1,700,000 in public housing capital funds for development of the Project and to provide public housing operating subsidy for the public housing units at the Project, once completed; and

WHEREAS, the Project will be developed by Michaels-Spring Garden JV, LLC, ("Developer"), a partnership of Michaels Development and Spring Garden Community Development Corporation (the "CDC"); and

WHEREAS, pursuant to prior Board of Commissioners' authorization as evidenced in PHA Board Resolution #11173, Dated June 21, 2007, PHA submitted an application to HUD for disposition of twenty-two PHA scattered site properties ("PHA Properties") in the Spring Garden neighborhood to Spring Garden Development Associates for development of the Project; and

WHEREAS, the Developer will enter into a Developer Services Agreement to rehabilitate or construct, as applicable, the Project with Spring Garden Development Associates, L.P. ("Project Partnership"), which is comprised of the CDC as managing general partner, the Developer as co-general partner, Spring Garden Historic, L.P. ("Historic"), and the LIHTC investor, Prestige Affordable Housing Equity Fund VII ("Prestige"); and

WHEREAS, the total development costs for the Project are anticipated to be approximately \$ 19,985,720, which will be funded as described herein and which will be borne by the Developer or Project Partnership, as applicable; and

WHEREAS, after the Project Partnership completes the Project, the Project Partnership will sublease it to Historic, a partnership comprised of the CDC, the Developer, and the Historic Credit investor PNC Bank, which will operate the completed Project and lease the units to rental tenants in compliance with the Evidentiaries approved by HUD and all other project documents; and

WHEREAS, pursuant to 24 C.F.R. Part 941, PHA must submit a rental term sheet ("Rental Term Sheet") with respect to the Project and certain evidentiary documents, as set forth in Exhibit A hereto, as well as certain documents ancillary thereto (collectively, the "Evidentiaries") to the U.S. Department of Housing and Urban Development ("HUD") for approval.

THEREFORE BE IT RESOLVED, that the Philadelphia Housing Authority's Board of Commissioners hereby authorizes the Executive Director, or his designee, in connection with the Project to submit to HUD a Rental Term Sheet and, as applicable, negotiate, conclude, execute and implement the Evidentiaries, including without limitation, the evidentiaries listed on **Exhibit A** attached to this Resolution and such other documents ancillary thereto or necessary for purposes of developing and operating the Project, and to take all steps necessary to secure HUD's approval of these Evidentiaries and secure the necessary funding set forth herein for the Project; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee is authorized to take all steps necessary to secure HUD's approval of the documents referenced herein, including all financing documents, for the development of the Project and to take all steps necessary or desirable to effectuate the Project; and

BE IT FURTHER RESOLVED, subject to the prior written approval of HUD for disposition of the PHA Properties included in the Project and of the Rental Term Sheets and the Evidentiaries, to the extent required, the Executive Director, or his designee, on behalf of the PHA, is hereby authorized, empowered and directed to execute, acknowledge where necessary, attest, deliver and/or accept and implement the Evidentiaries, including the Ground Lease between PHA and the Project Partnership or related parties; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, is authorized to apply for and execute any applicable Contracts and ancillary sub-grants for RACP or other grant funds for the Project and to administer said Contracts and sub-grants in accordance with their terms in connection with the applicable grant programs; and

BE IT FURTHER RESOLVED, all actions taken heretofore by the Executive Director or his designee(s) with respect to the matters set forth in these resolutions are hereby approved and ratified.

A vote being taken thereon, the "Ayes" and the "Nays" 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

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. 11241

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AMENDED AND RESTATED MOVING TO WORK ("MTW") AGREEMENT WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")

WHEREAS, the United States Department of Housing and Urban Development ("HUD") administers a Moving to Work ("MTW") Demonstration Program that is designed to provide the opportunity for selected Housing Authorities to explore and demonstrate more efficient ways to provide and administer low-income housing; and

WHEREAS, pursuant to PHA Board of Commissioners Resolution No. 12 dated February 21, 2002, PHA executed a Moving To Work Agreement with HUD effective April 1, 2001 with an expiration date of March 31, 2008; and

WHEREAS, the April 1, 2001 Moving To Work Agreement has expired, and PHA and HUD have negotiated an Amended and Restated Moving To Work Agreement; and,

WHEREAS, PHA has provided opportunities for public notice and comment on the Amended and Restated Moving To Work Agreement; and,

WHEREAS, the Amended and Restated Moving To Work Agreement includes the maximum number of waivers HUD is prepared to grant to PHA;

THEREFORE, BE IT NOW RESOLVED that the Board of Commissioners of the Philadelphia Housing Authority does hereby take the following actions:

1. Authorizes the Executive Director to execute the Amended and Restated Moving To Work Agreement with HUD

A vote being taken thereon, the "Ayes" and the "Nays" 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

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. 11242

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH SIGN SOURCE, LLC TO SUPPLY/INSTALL AND REPAIR EXTERIOR SIGNS OF HIGH DENSITY URETHANE (HDU) AT VARIOUS PHA LOCATIONS AND TWO (2) EXTERIOR ALUMINUM SIGNS WITH BRICK BASE AT GREATER GRAYS FERRY ESTATE (SOLICITATION NO. P-003709)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for Supply/Install and Repair Exterior Signs; and

WHEREAS, Solicitation No. P-003709 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, two (2) offerors responded to the solicitation by submitting a proposal as follows:

Sign Source, LLC
Statewide Fire Restoration, Inc.

WHEREAS, these proposals were reviewed and rated by the Review 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 Sign Source, LLC; and

WHEREAS, it is further recommended that the contract, if awarded, shall be in the amount not to exceed **ONE HUNDRED NINE THOUSAND AND FORTY FIVE DOLLARS (\$109,045.00)** for the contract period; 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 Sign Source, LLC for the provision of Supply/Install and Repair Exterior Signs.

BE IT FURTHER RESOLVED, that (1) the recommended contractor(s) comply 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 offeror 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 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

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. 11243

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH GENERAL ASPHALT PAVING CO. OF PHILADELPHIA FOR BOILER PREVENTIVE MAINTENANCE AND REPAIR (S) SERVICES (SOLICITATION NO. P-003718)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for preventive maintenance and the repair of boiler(s) at PHA locations assigned at the discretion of PHA; and

WHEREAS, Solicitation No. P-003718 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, one (1) offeror responded to the solicitation by submitting a proposal as follows:

General Asphalt Paving Co. of Philadelphia

WHEREAS, this proposal was reviewed and rated by the Review 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 General Asphalt Paving Co. of Philadelphia; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a one (1) year base period with one (1) one-year option period in an amount not to exceed **FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$550,000.00)** or two (2) years, whichever comes first; 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 General Asphalt Paving Co. of Philadelphia for the provision of boiler preventive maintenance and repair(s).

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 a contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the offeror 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 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

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. 11244

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT MODIFICATION WITH WEST INSURANCE AGENCY FOR THE PHILADELPHIA HOUSING AUTHORITY FOR WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE
CONTRACT NO. P-003279**

WHEREAS, the Philadelphia Housing Authority ("PHA") continues to have a need for Workers' Compensation and Employers' Liability Insurance; and

WHEREAS, Solicitation No. P-003279 was developed according to established procedures, was properly advertised and issued on March 26, 2004; and

WHEREAS, bids were received, evaluated and a recommendation of a contract award to West Insurance Agency for the amount of \$5,985,000.00 was made; and

WHEREAS, PHA entered into a contract with West Insurance Agency on October 15, 2004 to provide Workers' Compensation and Employers' Liability Insurance pursuant to PHA's solicitation number P-003279, and the contractor's proposal as accepted by PHA; and

WHEREAS, the current contract expired on July 15, 2008; and

WHEREAS, a modification to cover an increase in the premium for the current policy term and to extend the contract for an additional three (3) months, consequently an additional \$1,860,738.00 is needed to ensure the continuation of services until a new contract is awarded; and

WHEREAS, an assessment of the Workers Compensation program has been initiated followed by release of a Solicitation No. P-003729 for the services based on assessment results.

WHEREAS, solicitation P-003729 has an established close date of August 20, 2008.

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-003279 with West Insurance Agency.

A vote being taken thereon, the "Ayes" and the "Nays" 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

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. 11245

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND EXECUTE CONTRACTS WITH KISE, STRAW & KOLODNER, KELLY\MAIELLO INC., KITCHEN AND ASSOCIATES, THE LOUIS BERGER GROUP, INC., WF DESIGN GROUP, BARTON PARTNERS, KCBA ARCHITECTS, CSA GROUP AND BLACKNEY HAYES ARCHITECTS FOR THE PROVISION OF ARCHITECTURAL & ENGINEERING SUPPORT SERVICES SOLICITATION NO. P-003714

WHEREAS, the Philadelphia Housing Authority identified a need for Architectural & Engineering Support Services; and

WHEREAS, Solicitation No. P-003714 was developed in accordance with 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, thirteen (13) companies responded to the solicitation by submitting proposals as follows:

Blackney Hayes Architects
Barton Partners
CKG Architects
KCBA Architects
The Louis Berger Group
Kise Straw & Kolodner
Cicada
Friday/Thomas Architects
CSA Group
RCH Architects
Kelly Maiello
Kitchen & Associates
WF Design Group

WHEREAS, the solicitation allowed for multiple awards; and

WHEREAS, the proposals were reviewed by the evaluation committee and the Contracting Officer; and

WHEREAS, it is recommended that contracts be awarded to Kise, Straw and Kolodner, Kelly\Maiello, Inc., Kitchen and Associates, The Louis Berger Group, Inc., WF Design Group, Barton Partners, KCBA Architects, CSA Group and Blackney Hayes Architects; and

WHEREAS, it is further recommended that the amount of the contracts, if awarded, be in an amount not to exceed **ONE MILLION DOLLARS (\$1,000,000.00)** each for the base period; and **ONE MILLION DOLLARS (\$1,000,000.00)** for the option period. Total contract values not to exceed **TWO MILLION DOLLARS (\$2,000,000.00)**.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with Kise, Straw and Kolodner, Kelly\Maiello, Inc., Kitchen and Associates, The Louis Berger Group, Inc., WF Design Group, Barton Partners, KCBA Architects, CSA Group and Blackney Hayes Architects; 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 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

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. 11246

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS WITH IEI GROUP, FACILITIES STRATEGIES, LLC, ALEXANDER PERRY, INC. AND FRIDAY/THOMAS JV FOR THE PROVISION OF INTERIOR DESIGN SUPPORT SERVICES SOLICITATION NO. P-003715

WHEREAS, the Philadelphia Housing Authority identified a need for Interior Design Support Services; and

WHEREAS, Solicitation No. P-003715 was developed in accordance with 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, four (4) companies responded to the solicitation by submitting proposals as follows:

IEI Group
Alexander Perry, Inc.
Facilities Strategies, LLC
Friday\Thomas JV

WHEREAS, the solicitation allowed for multiple awards; and

WHEREAS, the proposals and best and final offers were reviewed by the evaluation committee and the Contracting Officer; and

WHEREAS, it is recommended that contracts be awarded to IEI Group, Facilities Strategies LLC, Alexander Perry, Inc. and Friday/Thomas JV.; and

WHEREAS, it is further recommended that the amount of the contract, if awarded, be an amount not to exceed **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)** each for the base period; and **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)** for the option period. Total contract values not to exceed **ONE MILLION DOLLARS (\$1,000,000.00)**.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with IEI Group, Facilities Strategies LLC, Alexander Perry, Inc., and Friday/Thomas JV; 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 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

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. 11247

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS WITH GENERAL ASPHALT PAVING CO. OF PHILADELPHIA AND ABLE MECHANICAL, INC. FOR PREVENTIVE MAINTENANCE AND REPAIRS OF HEATING AND AIR CONDITIONING UNITS AT VARIOUS PHA LOCATIONS (SOLICITATION NO. P-003720)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for preventive maintenance and the repair(s) of heating and air conditioning units at PHA locations assigned at the discretion of PHA; and

WHEREAS, Solicitation No. P-003720 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, two (2) offerors responded to the solicitation by submitting a proposal as follows:

Able Mechanical, Inc.
General Asphalt Paving Co. of Philadelphia

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

WHEREAS, based upon evaluation, it was recommended that contracts be awarded to General Asphalt Paving Co. of Philadelphia and Able Mechanical, Inc.; 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 **SEVEN HUNDRED THOUSAND DOLLARS (\$700,000.00)** or two (2) years, whichever comes first, to Able Mechanical, Inc.; 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 **FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$550,000.00)** or two (2) years, whichever comes first, to General Asphalt Paving Co of Philadelphia.

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with General Asphalt Paving Co. of Philadelphia and Able Mechanical, Inc. for the provision of preventive maintenance for heating and air conditioning units and repair(s).

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:

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

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. 11248

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, ON BEHALF OF THE PHILADELPHIA HOUSING AUTHORITY ("PHA"), TO APPROVE A SETTLEMENT AGREEMENT WITH PLAINTIFF (AS DEFINED IN THE SETTLEMENT AGREEMENT), CONCLUDING THE LITIGATION PENDING IN THE COURT OF COMMON PLEAS FOR PHILADELPHIA, PENNSYLVANIA AND CAPTIONED *WILLIAM HURT V. PHILADELPHIA HOUSING AUTHORITY*, APRIL TERM 2005, NO. 0539 (THE "LITIGATION"), PENDING AUTHORIZATION BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD")

WHEREAS, Mr. Hurt brought the Litigation seeking monetary damages against PHA, alleging that PHA was negligent in its ownership of 5532 Cambridge Street, Philadelphia, PA and, as a result, he was repeatedly exposed to lead-based paint from 1985-1992 and, as a result of that exposure, suffered severe injury; and

WHEREAS, on or about April 6, 2005, William Hurt filed a complaint against PHA in the Court of Common Pleas for Philadelphia County, April Term 2005, No. 0539 asserting claims for negligence and liability under 42 U.S.C. § 1983 for violations of the Lead Based Paint Poisoning Prevention Act, the United States Housing Act and the regulations promulgated thereunder; and

WHEREAS, on or about June 7, 2005, William Hurt's claims against PHA based upon 42 U.S.C. § 1983 for violations of the Lead Based Paint Poisoning Prevention Act, the United States Housing Act and the regulations promulgated thereunder were dismissed with prejudice; and

WHEREAS, Mr. Hurt now asserts only a negligence claim against PHA; and

WHEREAS, the parties have conducted substantial discovery of the facts relating to Mr. Hurt's claim and the applicable law; and

WHEREAS, although PHA has valid defenses to Mr. Hurt's negligence claim, there are legal and factual disputes that would require extensive briefing and testimony (both factual and expert) and as to which the result is unknown; and

WHEREAS, based on these issues and the well-known inherent risks of litigation, PHA has tentatively reached a settlement agreement with Mr. Hurt, pursuant to which PHA will pay him \$190,000 in exchange for a general release of all claims; and

WHEREAS, PHA will request approval of this settlement by the United States Department of Housing and Urban Development ("HUD").

NOW THEREFORE, BE IT RESOLVED, that the Philadelphia Housing Authority's Board of Commissioners hereby authorizes the Executive Director, or his designee, to execute a settlement agreement with plaintiffs pursuant to which PHA shall be obligated to pay William Hurt \$190,000 within sixty days of the latter of Philadelphia Orphan's Court or HUD approval, and plaintiffs and their counsel will forever discharge PHA from any further liability; and

BE IT FURTHER RESOLVED, that PHA shall pay Mr. Hurt in accordance with the Settlement Agreement under terms agreed to by the parties.

A vote being taken thereon, the "Ayes" and the "Nays" 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

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 Councilwoman/Commissioner Blackwell;

RESOLUTION NO. 11249

RESOLUTION AUTHORIZING EXECUTION OF A TENANT BASED RENTAL ASSISTANCE PROGRAM CONTRACT WITH THE PENNSYLVANIA HOUSING FINANCE AGENCY

WHEREAS, The Philadelphia Housing Authority (“PHA”), the Pennsylvania Housing Finance Agency (“PHFA”), and the Pennsylvania Department of Public Welfare (“DPW”) have negotiated a Memorandum of Understanding (“MOU”) that sets forth the parties’ agreement to coordinate efforts to provide service enriched housing to low income seniors and persons with disabilities in Philadelphia; and

WHEREAS, PHA and PHFA desire to coordinate efforts to provide additional housing opportunities for persons with disabilities or older Pennsylvanians; and

WHEREAS, PHA and PHFA seek to implement certain terms of the MOU through execution of a contract between the PHFA and the PHA for the Tenant Based Rental Assistance Program; and

WHEREAS, PHA has determined that this contract will be for the benefit of low income disabled Philadelphians and in the best interest of the PHA.

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director or his designee is hereby authorized to execute the Tenant Based Rental Assistance Program contract between the PHFA and the PHA, which provides for the administration by PHA of seventy-five (75) vouchers funded by the Commonwealth of Pennsylvania for referrals from DPW and/or the Nursing Home Transition team at Liberty Resources, Inc.; and

BE IT FURTHER RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director or his designee is further authorized to enter into any additional ancillary documents or contracts and to take all necessary actions or obtain any approvals necessary to effectuate the Tenant Based Rental Assistance Program contract;

BE IT FURTHER RESOLVED, by and for The Philadelphia Housing Authority, that all prior actions taken on behalf of the PHA by an authorized officer with respect to these resolutions are hereby approved and ratified.

A vote being taken thereon, the “Ayes” and the “Nays” 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

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. 11250

**RESOLUTION AUTHORIZING EXECUTION OF A HOUSING COORDINATOR INITIATIVE
CONTRACT WITH THE PENNSYLVANIA HOUSING FINANCE AGENCY**

WHEREAS, The Philadelphia Housing Authority (“PHA”), the Pennsylvania Housing Finance Agency (“PHFA”), and the Pennsylvania Department of Public Welfare (“DPW”) have negotiated a Memorandum of Understanding (“MOU”) that sets forth the parties’ agreement to coordinate efforts to provide service enriched housing to low income seniors and persons with disabilities in Philadelphia; and

WHEREAS, PHA and PHFA desire to coordinate efforts to provide additional housing opportunities for persons with disabilities or older Pennsylvanians; and

WHEREAS, PHA and PHFA seek to implement certain terms of the MOU through execution of a contract for the Housing Coordinator Initiative between the PHFA and the PHA; and

WHEREAS, PHA has determined that this contract will be for the benefit of low income disabled and elderly Philadelphians and in the best interest of the PHA.

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director or his designee is hereby authorized to execute the Housing Coordinator Initiative contract between the PHFA and the PHA, which provides for the payment by the PHFA of certain program costs and the funding of three PHA positions, including a Regional Housing Coordinator, a Community Liaison, and a Regional Asset Manager; and

BE IT FURTHER RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director or his designee is further authorized to enter into any additional ancillary documents or contracts and to take all necessary actions or obtain any approvals necessary to effectuate the Housing Coordinator Initiative contract;

BE IT FURTHER RESOLVED, by and for The Philadelphia Housing Authority, that all prior actions taken on behalf of the PHA by an authorized officer with respect to these resolutions are hereby approved and ratified.

A vote being taken thereon, the “Ayes” and the “Nays” 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

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. 11251

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE TRANSFER OF A LOT, LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF CATHERINE AND 12TH STREETS, TO THE CITY OF PHILADELPHIA OR ITS DESIGNEE, FOR NOMINAL VALUE, FOR DEVELOPMENT OF A COMMUNITY PARK AS PART OF THE MARTIN LUTHER KING PLAZA HOPE VI GRANT REVITALIZATION PLAN

WHEREAS, PHA is the owner of a tract of land located at the Northwestern corner of the intersection of Catherine and 12th Streets (the "Property") in the Martin Luther King Plaza HOPE VI Revitalization area ("MLK HOPE VI"); and

WHEREAS, the City of Philadelphia or its designee ("City") will provide for the development, construction and continuing maintenance of a community park as part of the MLK HOPE VI Plan (the "Project"); and

WHEREAS, the City will pay nominal consideration of \$1.00 for the Property under the terms of a 99-year ground lease; and

WHEREAS, PHA has determined that disposition of the Property is in the best interest of the PHA residents and the PHA, and is consistent with the Project plan; and

WHEREAS, in order to convey the Property to the City, PHA must 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.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director, or his designee is hereby authorized to submit a Disposition Application to the U.S. Department of Housing and Urban Development ("HUD") to transfer the Property to the City, or its designee, and to take all necessary actions to carry out the provisions of this resolution, subject to all applicable laws, statutes, regulations and necessary HUD approvals.

A vote being taken thereon, the "Ayes" and the "Nays" 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

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. Public comments were given by Ben Jennings, Coordinating Committee Director or the West Poplar NAC, with questions about free public usage for Richard Allen and Cambria residents of the John F. Street Community Center. Mr. Greene explained the limited funding issue; staffing, security, operating, law enforcement, public safety as well as the contract PHA has with the Boys and Girls club who operate very successful programs at the John F. Street Center and Wilson Park. Additionally he gave information pertaining to grants and PHA staff that will be willing to help him with the overall assistance and information. With no more public comments, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).