

December 17, 2008

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for December was held on Wednesday, December 17, 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  
Commissioner Debra L. Brady

Absent: None

Also Present: Carl R. Greene, Executive Director

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 eight (8) 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 September 18, 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, presided over the remaining agenda.

I hereby certify that this was  
APPROVED BY THE BOARD ON 2/19/09  
Shelly R. [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. 11261**

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING  
HELD ON SEPTEMBER 18, 2008**

**BE IT RESOLVED**, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on September 18, 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  
Commissioner Debra L. Brady

Absent: None

Also Present: Carl R. Greene, Executive Director

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

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

**RESOLUTION NO. 11262**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE, ON BEHALF OF THE PHILADELPHIA HOUSING AUTHORITY, TO TAKE ALL NECESSARY STEPS TO (1) SUBMIT A DEMOLITION/DISPOSITION APPLICATION TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DEMOLITION OF PASCHALL VILLAGE SITES, LOCATED AT 7200-06 WOODLAND AVENUE AND 7129-47 GREENWAY AVENUE, PHILADELPHIA, PA (2) CREATE PENNSYLVANIA LIMITED PARTNERSHIPS, WHICH WILL OWN AND OPERATE THE PASCHALL VILLAGE PHASE I AND PHASE II DEVELOPMENTS, RESPECTIVELY; (3) CREATE PENNSYLVANIA NONPROFIT CORPORATE AFFILIATE HOUSING DEVELOPMENT CORPORATIONS, TO SERVE AS THE GENERAL PARTNERS OF THE TO-BE-FORMED LIMITED PARTNERSHIPS; (4) NEGOTIATE AND EXECUTE LONG TERM GROUND LEASES AND OTHER TRANSFER DOCUMENTS PURSUANT TO HUD DEMOLITION/DISPOSITION APPLICATION APPROVAL; AND (5) SECURE NECESSARY FUNDING AND TO AUTHORIZE OTHER RELATED DEVELOPMENT ACTIVITIES IN CONNECTION THEREWITH**

**WHEREAS**, In furtherance of the development of the Paschall Village Phases I and II developments (collectively the "Development") PHA is anticipating the award of low income housing tax credits ("LIHTC) to construct 100 affordable rental units, a management office and community room for the Development; and

**WHEREAS**, PHA has determined that its Paschall Village development, located at 7200-06 Woodland Avenue and 7129-47 Greenway Avenue (the "Development") is obsolete as to its physical condition and other factors, making it unsuitable for its intended purposes; and that no reasonable program of modification is cost-effective to return or restore the Development to its useful life; and

**WHEREAS**, PHA is required to submit a Demolition/Disposition Application to the United States Department of Housing and Urban Development ("HUD), pursuant to Section 18 of the Housing Act, for approval prior to undertaking the demolition of its public housing structures and disposition of the vacant land after demolition; and

**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 sites located at 7200-06 Woodland Ave. and 7129-47 Greenway Avenue (collectively, the "Development Site"), which will necessitate execution of long term ground leases ("Ground Leases") for the Development Site between the Affiliated Partnerships and the PHA; and

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

**WHEREAS**, in order to demolish and dispose of the Development Site, the Philadelphia Housing Authority ("PHA") must comply with certain provisions of the Housing Act of 1937 (the "Housing Act"), the Quality Housing and Work Responsibility Act of 1998, and 24 CFR Part 970 (Public Housing Program-Demolition or Disposition of Public Housing Projects), the National Environmental Policy Act of 1969 (42

U.S.C. 4321), the National Historic Preservation Act of 1966 (16 U.S.C. 469) and related laws, as stated in 24 CFR Part 50.

**NOW, THEREFORE, BE IT RESOLVED**, that the Philadelphia Housing Authority Board of Commissioners does hereby authorize the Executive Director or his authorized designee (hereinafter referred to as the "Executive Director") to submit a Demolition/Disposition Application to and obtain approvals from HUD to demolish and dispose of the Development Site, located at 7200-06 Woodland Avenue and 7129-47 Greenway Avenue, Philadelphia, PA and to take all necessary actions to carry out the provisions of this resolution, subject to appropriate resident notification, consultation and relocation, and in compliance with applicable statutes, laws and regulations.

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

**BE IT FURTHER RESOLVED**, that subject to HUD approval of the Demolition/Disposition Application, the Executive Director is hereby authorized to negotiate and execute the Ground Leases between PHA and the Affiliated Partnership and take such steps and enter such contracts as necessary to arrange for the demolition of the Development Site; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to secure all necessary funding for the development activities set forth herein and to take all necessary actions including the filing of all necessary submissions to obtain the aforementioned approvals, including, but not limited to, the required 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 the Executive Director or 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:

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

Absent:           None

Also Present: Carl R. Greene, Executive Director

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

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

**RESOLUTION NO. 11263**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO TAKE ALL NECESSARY STEPS TO COMPLETE THE REQUIRED CONVERSION OF LIDDONFIELD I –FAMILY DEVELOPMENT BY TAKING THE FOLLOWING ACTIONS: (1) SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) AN APPLICATION FOR REQUIRED CONVERSION OF LIDDONFIELD I, WHICH WILL INCLUDE A REQUIRED CONVERSION PLAN AND ANY AMENDMENTS THERETO, ANCILLARY DOCUMENTS, AND OTHER INFORMATION REQUIRED BY HUD; (2) SUBMIT TO HUD AN APPLICATION(S) FOR HOUSING CHOICE VOUCHERS TO RELOCATE THE RESIDENTS; (3) NEGOTIATE AND EXECUTE DOCUMENTS AND AGREEMENTS NECESSARY OR DESIRABLE FOR IMPLEMENTATION OF THE REQUIRED CONVERSION PLAN; AND (4) ANY OTHER NECESSARY OR DESIRABLE RELATED ACTIVITIES IN CONNECTION THEREWITH**

**WHEREAS**, due to the age and vacancy rate of the Liddonfield I development (the “Site”), federal law requires PHA to convert Liddonfield I (the “Site”) from public housing to Section 8 Housing Choice Vouchers (“HCV”); and

**WHEREAS**, PHA is required to submit a required conversion application to HUD to commence the required conversion process, including a required conversion plan (“Plan”) developed in consultation with affected residents, and other ancillary documents; and

**WHEREAS**, PHA has completed the requisite consultation with affected residents and taken into account their feedback; and

**WHEREAS**, pursuant to the Plan, and upon approval of the Plan, PHA will seek to demolish the Site and to request HCVs to relocate current residents from the Site; and

**WHEREAS**, by submitting the required conversion application to HUD, PHA will comply with federal laws and regulations, including 24 CFR Part 972, governing the conversion of public housing to HCVs, 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 submit a required conversion application to HUD, including the Plan and any other ancillary documents or information necessary or desirable to complete the application; and

**BE IT FURTHER RESOLVED**, following approval of the Plan, the Executive Director is authorized to submit a HCV application to HUD to request vouchers to relocate residents from the Site; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to negotiate and execute documents and agreements necessary or desirable for implementation of the Plan; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to take all actions necessary or desirable in order to implement this resolution, actions including, but not limited to, the filing of all necessary documentation and submissions to obtain approval of the aforementioned Plan and HCVs from HUD; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to take any other necessary or desirable related actions in connection with the required conversion application, including but not limited to implementation of the Plan.

**BE IT FURTHER RESOLVED**, that any and all actions previously taken by the Executive Director or 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:

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

Absent:         None

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. 11264**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT THE MOVING TO WORK ANNUAL PLAN FOR MTW YEAR NINE, PHA FISCAL YEAR 2009 TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**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 Philadelphia Housing Authority ("PHA") Board of Commissioners ("Board") Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement, which details strategies to improve the facilities, operations, management and opportunities for Public and Housing Choice Voucher (formerly, Section 8) residents; and

**WHEREAS**, pursuant to PHA Board Resolution No. 10764, dated February 28, 2002, the Executive Director of PHA (the "Executive Director") executed a MTW Demonstration Agreement ("MTW Agreement") on behalf of PHA which expired on March 31, 2008; and

**WHEREAS**, pursuant to PHA Board Resolution No. 11241, dated August 21, 2008, the Executive Director entered into a new ten-year Moving To Work Agreement with HUD effective October 16, 2008; and,

**WHEREAS**, as a participant in the MTW Demonstration Program, PHA is required to develop MTW Annual Plans for each fiscal year during the term of the MTW Agreement, which Annual Plans outline the PHA budget and MTW activities in the format required under the MTW Agreement; and

**WHEREAS**, PHA is required to submit each Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year; and

**WHEREAS**, PHA has developed the MTW Annual Plan for MTW Year Nine, PHA Fiscal Year ("FY") 2009; and

**WHEREAS**, PHA is required to provide opportunities for resident and public participation and comments on the Annual Plan including scheduling at least one (1) public hearing and to take into consideration any comments received as part of the final Annual Plan; and

**WHEREAS**, PHA conducted three (3) public hearings on October 6, 7 and 9, 2008 and two (2) additional pre-meetings on October 1 and 2, 2008 with residents to review the draft Annual Plan, and subsequently made changes to the final Annual Plan to incorporate resident and public comments; and

**WHEREAS**, PHA is a block grant agency and the MTW Annual Plan includes a consolidated budget in accordance with the MTW Agreement; and

**BE IT, THEREFORE, RESOLVED** that the Board of Commissioners of the Philadelphia Housing Authority does hereby:

1. Authorize the Executive Director to: (1) Submit to HUD the PHA MTW Annual Plan for MTW Year Nine, PHA FY 2009; and (2) Take all steps necessary to secure HUD approval and implement initiatives as described in, the Plan, subject to receipt of adequate funding from HUD; and, 3) Certify that the Public Hearing requirement has been met; and, 4) Authorize the Chairperson of the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

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  
Commissioner Debra L. Brady

Absent: None

Also Present: Carl R. Greene, Executive Director

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



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

**RESOLUTION NO. 11265**

**RESOLUTION OF THE BOARD OF COMMISSIONERS RECOGNIZING THE TREMENDOUS EFFORT AND CONTRIBUTION MADE BY PENNSYLVANIA U.S. SENATOR ARLEN SPECTER TO HELP PHA OBTAIN A TEN YEAR EXTENSION OF ITS MOVING TO WORK AGREEMENT, SAVING PHA FROM FINANCIAL DISASTER**

**WHEREAS**, the Philadelphia Housing Authority (PHA) has recently entered into a new Moving To Work (MTW) Agreement, which will extend the agency's participation in the MTW national demonstration program for an additional ten year period; and,

**WHEREAS**, the MTW Agreement provides PHA with the ability to establish locally determined innovative housing programs that respond to the needs of the Philadelphia community and its low income residents; and

**WHEREAS**, participation in the MTW program provides substantial benefits to PHA by allowing the agency to utilize federal Public Housing, Housing Choice Voucher and Capital funds in a flexible manner that responds to the needs and priorities of the community; and

**WHEREAS**, through participation in the MTW program, PHA will be able to continue to build new affordable rental and homeownership housing which helps to increase property values in the surrounding neighborhoods, creates jobs and generates other economic benefits in the Philadelphia metropolitan area; and

**WHEREAS**, the signing of the MTW Agreement represents a critical component of PHA's strategic plan for the future; and

**WHEREAS**, Pennsylvania U.S. Senator Arlen Specter worked tirelessly over the span of more than a year to broker a deal between PHA and U.S. Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, Senator Specter strongly and publicly defended PHA's position in its dispute with former HUD Secretary Alphonso Jackson during a Senate committee hearing and in news media interviews, an action that hastened Mr. Jackson's resignation, clearing the path for a renewed review of PHA's Moving to Work application; and

**WHEREAS**, Senator Specter oversaw negotiations with the new HUD secretary, Steve Preston over a new Moving to Work agreement; and,

**WHEREAS**, without Senator Specter's help in obtaining a new MTW agreement PHA stood to lose tens of millions of dollars per year in federal funding.

**BE IT RESOLVED**, that in light of all of the above, the Board of Commissioners of the Philadelphia Housing Authority expresses its deepest appreciation and gratitude to Senator Arlen Specter, and pledges to continue to work diligently to ensure that the confidence he has placed in us through his actions is validated by excellent service to our clients and the citizens of Philadelphia.

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  
Commissioner Debra L. Brady

Absent: None

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 Blackwell;

**RESOLUTION NO. 11266**

**RESOLUTION OF THE BOARD OF COMMISSIONERS RECOGNIZING THE TREMENDOUS EFFORT AND CONTRIBUTION MADE BY PENNSYLVANIA U.S. SENATOR ROBERT CASEY TO HELP PHA OBTAIN A TEN YEAR EXTENSION OF ITS MOVING TO WORK AGREEMENT, SAVING PHA FROM FINANCIAL DISASTER**

**WHEREAS**, the Philadelphia Housing Authority (PHA) has recently entered into a new Moving To Work (MTW) Agreement, which will extend the agency's participation in the MTW national demonstration program for an additional ten year period; and,

**WHEREAS**, the MTW Agreement provides PHA with the ability to establish locally determined innovative housing programs that respond to the needs of the Philadelphia community and its low income residents; and

**WHEREAS**, participation in the MTW program provides substantial benefits to PHA by allowing the agency to utilize federal Public Housing, Housing Choice Voucher and Capital funds in a flexible manner that responds to the needs and priorities of the community; and

**WHEREAS**, through participation in the MTW program, PHA will be able to continue to build new affordable rental and homeownership housing which helps to increase property values in the surrounding neighborhoods, creates jobs and generates other economic benefits in the Philadelphia metropolitan area; and

**WHEREAS**, the signing of the MTW Agreement represents a critical component of PHA's strategic plan for the future; and

**WHEREAS**, Pennsylvania U.S. Senator Robert Casey worked tirelessly over the span of more than a year to broker a deal between PHA and U.S. Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, Senator Casey strongly and publicly defended PHA's position in its dispute with former HUD Secretary Alphonso Jackson during a Senate committee hearing and in news media interviews, an action that hastened Mr. Jackson's resignation, clearing the path for a renewed review of PHA's Moving to Work application; and

**WHEREAS**, Senator Casey oversaw negotiations with the new HUD secretary, Steve Preston over a new Moving to Work agreement; and,

**WHEREAS**, without Senator Casey's help in obtaining a new MTW agreement PHA stood to lose tens of millions of dollars per year in federal funding.

**BE IT RESOLVED**, that in light of all of the above, the Board of Commissioners of the Philadelphia Housing Authority expresses its deepest appreciation and gratitude to Senator Robert Casey, and pledges to continue to work diligently to ensure that the confidence he has placed in us through his actions is validated by excellent service to our clients and the citizens of Philadelphia.

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  
Commissioner Debra L. Brady

Absent: None

Also Present: Carl R. Greene, Executive Director

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

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

**RESOLUTION NO. 11267**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS FOR THE PROVISION OF MANAGEMENT REVIEW AND ASSESSMENT OF PERFORMANCE MEASURES USING BEST PRACTICES AND APPROPRIATE LEVELS OF INTERNAL CONTROLS WITH EDGEMERE CONSULTING CORPORATION, NORA DOWD EISENHOWER, GRANT THORNTON, LLP, KROLL ASSOCIATES INC., AND THE NELROD COMPANY  
(SOLICITATION NO. P-003753)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for qualified consulting companies to perform management review and assessment of performance measures using best practices and appropriate levels of internal controls; and

**WHEREAS**, Solicitation No. P-003753 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**, nine (9) offerors responded to the solicitation by submitting a proposal as follows:

Alvarez and Marsal  
Bronner Group, LLC  
Nora Dowd Eisenhower  
Edgemere Consulting Corporation  
Grant Thornton, LLP  
Jamie Kinney Consulting  
Kroll Associates, Inc.  
The Nelrod Company  
QSI Consulting

**WHEREAS**, the proposals were reviewed and evaluated 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 Edgemere Consulting Corp., Nora Dowd Eisenhower, Grant Thornton, LLP, Kroll Associates, Inc. and The Nelrod Company.

**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 **FIVE MILLION DOLLARS (\$5,000,000.00)** each or five (5) years, whichever comes first, to Edgemere Consulting Corp., Nora Dowd Eisenhower, Grant Thornton, LLP, Kroll Associates, Inc.; and The Nelrod Company.

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with Edgemere Consulting Corp., Nora Dowd Eisenhower, Grant Thornton, LLP, Kroll Associates, Inc. and The Nelrod Company for Management Consulting services.

**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 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 Nellie W. Reynolds, Vice Chairman  
                  Commissioner/Councilwoman Jannie L. Blackwell  
                  Commissioner Patrick J. Eiding  
                  Commissioner Debra L. Brady

Absent:         None

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 Blackwell;

**RESOLUTION NO. 11268**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH MILLIMAN, INC. FOR THE PROVISION OF ACTUARIAL CONSULTING SERVICES  
(SOLICITATION NO. P-003734-R)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for a firm to provide actuarial services necessary to operate and maintain PHA's operations including but not limited to advising PHA's Pension Boards; and

**WHEREAS**, Solicitation No. P-003734-R 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**, five (5) offerors responded to the solicitation by submitting a proposal as follows:

**Milliman, Inc.**  
PRM Consulting  
Hay Group  
Wachovia, N.A.  
Cheiron

**WHEREAS**, the proposals were reviewed and evaluated 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 Milliman, Inc.; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a one (1) year base period with three (3) one-year option periods in an amount not to exceed **SIX HUNDRED THOUSAND DOLLARS (\$600,000.00)** or four (4) years, whichever comes first, to Milliman, 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 Milliman, Inc. for the provision of Actuarial Consulting Services.

**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 any 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  
Commissioner Debra L. Brady

Absent: None

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 Blackwell;

**RESOLUTION NO. 11269**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE MEMORANDUM OF UNDERSTANDING (“MOU”) BETWEEN THE PHILADELPHIA HOUSING AUTHORITY (“PHA”) AND LIBERTY RESOURCES, INC. (“LRI”) TO SUPPORT COLLABORATION BY THE TWO ORGANIZATIONS IN PROVIDING QUALITY HOUSING FOR PERSONS WITH DISABILITIES**

**WHEREAS**, the Philadelphia Housing Authority (“PHA”) is committed to providing accessible housing opportunities for eligible low-income persons and households with disabilities; and,

**WHEREAS**, Liberty Resources, Inc. (“LRI”) provides advocacy and services to persons with disabilities including initiatives to secure accessible housing units for its clients; and,

**WHEREAS**, PHA has determined that it is in its best interest to amend its Memorandum of Understanding (“MOU”) with LRI to help leverage each agencies respective assets and strengths in support of expanding housing opportunities for people with disabilities; and,

**WHEREAS**, pursuant to the MOU, PHA will make housing opportunities available to qualified LRI clients and LRI will provide assistance in locating accessible housing units for said clients;

**NOW THEREFORE, BE IT RESOLVED**, that the Philadelphia Housing Authority’s Board of Commissioners hereby authorizes the Executive Director to amend the MOU with LRI.

**BE IT FURTHER RESOLVED** that: 1) PHA will increase the current reservation of 25 vouchers through the Housing Choice Voucher (“HCV”) program to 50 vouchers, for eligible, LRI clients with disabilities to be referred to PHA by LRI; and 2) PHA will reserve up to twenty-five (25) units of public housing funded under Section 9 of the United States Housing Act of 1937 (“Public Housing”) identified by PHA as “hard to lease” for heads of household that include a person with disabilities referred by LRI.

**BE IT FURTHER RESOLVED**, that PHA reserves the right to terminate the MOU, at its discretion, based upon funding and operating conditions; and

**BE IT FURTHER RESOLVED**, that the Executive Director, or his designee, is hereby authorized and directed to do all further things which shall be necessary or appropriate, to carry out the actions set forth in this Resolution, to implement the MOU and to carry out PHA’s obligations thereunder, including, but not limited to making any filings with any governmental agency; and

**BE IT FURTHER RESOLVED**, that all actions heretofore taken by the Executive Director, or his designees, in the name and on behalf of PHA, related to or in connection with the actions contemplated by these Resolutions, including without limitation to, the execution and delivery of any instruments or other documents and the incurring of any expenses, as the Executive Director, or his designee, shall have deemed necessary or appropriate, are hereby ratified, confirmed and approved in all respects.

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  
Commissioner Debra L. Brady

Absent: None

Also Present: Cari R. Greene, Executive Director

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

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 no public comments being heard, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).