



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, February 21, 2019, 3 p.m., at 2013 Ridge Ave., Philadelphia, PA 19121

The regularly-scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order at approximately 3:15 p.m. by the Chair, Lynette Brown-Sow. In attendance in person were Commissioners Camarda, Coney, Mayo, Purnell, Staten, Wetzel and Wise, as well as President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican.

The Chair noted that this is the first Board meeting in the new consolidated headquarters, in the Jannie Blackwell and Nellie Reynolds Boardroom.

Before proceeding with the rest of the agenda, the Chair asked for a moment of silence to help prepare for the work to be done, after which the CEO reviewed the commenting procedure and made the following two announcements: 1) last week U.S. Department of Housing and Urban Development (“HUD”) Secretary Carson came to PHA for a roundtable discussion and awarded PHA a three hundred sixty thousand dollar (\$360,000.00) grant for Family Self-Sufficiency, for which he was thanked at the Board meeting by a round of applause; and 2) Joe DeFelice, Regional Manager from HUD, was recognized and welcomed as attending the Board meeting.

The Employee of the Month award for January was awarded to Angelica Pagan, from Operations, in recognition for her valuable assistance, especially as she is bilingual, in relocating persons displaced by recent hurricanes in the Caribbean and working with other assistance agencies, while handling all her regular duties. The Employee of the Month Award for February was awarded to another Operations employee, Maintenance Nighttime Supervisor Mark Patterson, for his through, productive and well-coordinated efforts in dealing with maintenance issues that arise during the night. Both received checks and congratulations.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of December 20, 2018 (there was no January 2019 Board meeting). Hearing none, the minutes were accepted as submitted.

Three resolutions were presented and unanimously approved.

Resolution 12031, attached in Appendix 1, was presented by Dinesh Indala, Executive Vice-President – Operations, to amends the Memorandum of Agreement (“MOA”) between the Division of Housing and Community Development (“DHCD”) and PHA for the provision of vacant land management services in Sharswood that was entered into between the parties in 2016; the amendment would include three (3) additional one-year terms, with PHA to pay an amount not to exceed one hundred thirty thousand dollars (\$130,000.00) per year for the maintenance of the vacant properties, as in the original MOA, plus an additional seventy-five thousand dollars (\$75,000.00) per year for additional services, for a not-to-exceed total per year of two hundred five thousand dollars (\$205,000.00). Commissioner Camarda, as a member of the Finance Committee, to which the resolution had been sent for review, moved for its approval. Following

a second, Commissioner Camarda stated that the committee had met, reviewed the resolution and considered it appropriate for Board approval. There being no further discussion or public comment, for which an opportunity was provided (as it was with all the resolutions), the motion was unanimously approved.

Resolution 12032, attached in Appendix 1, was presented by Wendi Barish, Senior Deputy General Counsel – Office of General Counsel, to authorize PHA to execute insurance contracts based on insurance quotes procured by Conner Strong & Buckelew under its existing contract with PHA. The types of insurance include: General Liability; Public Officials and Employment Practices; Law Enforcement Liability; Employee Benefits Liability; Property; Boiler & Machinery; Fidelity and Crime; Fiduciary Liability; Auto Liability; Auto Physical Damage; Lead Liability; Mold Liability; Pesticide Liability; and Cyber Security and Liability. The total amount for the insurance contracts is not to exceed four million seven hundred sixty-four thousand four hundred thirty-two dollars (\$4,764,432.00). Commissioner Camarda, as a member of the Finance Committee, to which the resolution had been sent for review, moved for its approval. Following a second, Commissioner Camarda stated that the committee had met, reviewed the resolution and recommended its approval. There being no further discussion or public comment, the motion was unanimously approved.

Resolution 12033, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice President – Planning and Development, to authorize PHA to submit a Disposition Application to HUD to transfer properties, as set forth on the attachment to the resolution, through a long term ground lease at nominal consideration, for development by PHA's commercial development partner as a Mixed-Use retail center. Commissioner Wetzel, as Chair of the Policy & Planning Committee to which the resolution had been sent for review, moved for its adoption, which motion was seconded. Following a second, Commissioner Wetzel stated that the committee had met, reviewed the resolution, believed it to be an important next phase in PHA's development of Sharswood, and recommended its approval. There being no further discussion or public comment, the motion was unanimously approved.

The meeting was opened for **public comment** at approximately 3:30 p.m., with those who signed up to speak and their topics being noted on Appendix 2.

The meeting was adjourned at approximately 3:40 p.m.

Respectfully submitted,



Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, FEBRUARY 21, 2019 at 3 p.m.
AGENDA

- A. **Call to Order** Lynette Brown-Sow, Chair of the Board of Commissioners
- B. **Remarks** Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held December 20, 2018, as distributed.
- D. **New Business**
1. **RESOLUTION AMENDING A MEMORANDUM OF AGREEMENT BETWEEN THE PHILADELPHIA HOUSING AUTHORITY AND THE CITY OF PHILADELPHIA – DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT**

Dinesh Indala
 2. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO EXECUTE INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE**

Wendi Barish
 3. **RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE PHILADELPHIA HOUSING AUTHORITY’S MIXED USE RETAIL DEVELOPMENT IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD**

Nicholas Dema
- E. **Public Comment Period**

RESOLUTION NO. 12031

RESOLUTION AMENDING A MEMORANDUM OF AGREEMENT BETWEEN THE PHILADELPHIA HOUSING AUTHORITY AND THE CITY OF PHILADELPHIA – DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT

WHEREAS, the Philadelphia Housing Authority (“PHA”) is a public body, corporate and politic, organized and existing as a public housing authority in accordance with the Housing Authorities Law of 1937, which appears at Title 35, §1541 *et seq.*, of the Pennsylvania Statutes; and

WHEREAS, the Division of Housing and Community Development of the City of Philadelphia (“DHCD” – formerly the Office of Housing and Community Development) is a city government agency that supports housing and community redevelopment in the City of Philadelphia; and

WHEREAS, PHA, acquired approximately one thousand three hundred (1,300) parcels of land in the Sharswood neighborhood, through condemnation, of which nearly nine hundred (900) were vacant parcels, for which PHA was responsible for maintenance; and

WHEREAS, DHCD has a contract for services with the Philadelphia Horticultural Society (“PHS”) for the management of vacant parcels throughout the City, including over 300 parcels in the Sharswood neighborhood, and PHA must fence and manage all its vacant lands in Sharswood received through condemnation; and

WHEREAS, in 2016, PHA and DHCD agreed to expand the number of vacant parcels under management in Sharswood through DHCD’s contract with PHS and entered into a Memorandum of Agreement (“MOA”) in February of 2016, as approved by the Board of Commissioners on February 18, 2016, by Resolution No. 11837; and

WHEREAS, the parties wish to continue the relationship and services provided under the MOA, and add further services to: stabilize and maintain PHA properties on the list, including new sites; re-stabilize sites that have had damage due to construction or demolition; repair any damaged fencing; remove trash and other large debris; and remove/prune dangerous or intrusive trees; and

WHEREAS, the parties wish to extend the term of the MOA to include three (3) additional one-year terms, with PHA to pay an amount not to exceed two hundred five thousand dollars (\$205,000.00) per year and with the renewal of each one-year term being at PHA’s discretion;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes PHA’s President & CEO or his designee(s) to enter into an amended MOA, in substantially the form attached hereto, for DHCD to provide vacant land management services for the properties specified by PHA, in an amount not to exceed two hundred five thousand dollars (\$205,000.00) per year, for three (3) additional one-year terms, as set forth in the attached MOA.

I hereby certify that this was
APPROVED BY THE BOARD ON 2/21/19


ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION RE: MOA WITH DHCD FOR VACANT LOTS

FIRST AMENDMENT TO THE MEMORANDUM OF AGREEMENT

This First Amendment dated as of 1st day of February, 2019, ("First Amendment") modifies the Memorandum Of Agreement, effective August 15, 2016 (collectively called the "MOA"), entered into by and among the City of Philadelphia Division of Housing and Community Development (F/K/A the Office of Housing and Community Development) (the "City" or "DHCD"), and the Philadelphia Housing Authority (hereafter referred to as "PHA").

Capitalized terms used in this First Amendment have the same meanings set forth in the MOA, unless otherwise specified in this First Amendment.

BACKGROUND

WHEREAS, PHA has acquired through condemnation over one thousand three hundred (1,300) parcels of land in what is known as the "Sharswood/Blumberg Neighborhood" (Sharswood) and close to nine hundred (900) parcels are currently vacant land;

WHEREAS, DHCD currently contracts with the Pennsylvania Horticultural Society ("PHS") to manage and maintain PHA's 900 parcels;

WHEREAS, both parties seek to extend the term of the MOA;

NOW THEREFORE, the foregoing recitals are hereby incorporated by reference, and intending to be legally bound, the parties agree as follows:

1. The parties agree to extend the term of the MOA for an additional three (3) one-year terms. The term of the first extension of the MOA shall commence on February 1, 2019, and terminate on January 31, 2020, and shall renew upon thirty (30) days prior written notice from PHA.
2. PHA shall continue to pay DHCD an amount not to exceed \$130,000 per year for the full and proper maintenance of the lots by PHS. Full and proper maintenance includes 14 site visits between the months of April and October. At each visit litter is to be removed and vegetation cut to 2.5-3 inches high. No further site improvements or debris removal shall be performed.
3. DHCD has agreed to add the following services under the MOA for the list of properties in Attachment A:
 - a. Stabilize and maintain PHA properties on the list, including new sites ;
 - b. Re-stabilize sites that have had damage due to construction or demolition (8 sites have been effected by adjacent demo's this year and two are currently being disturbed due to constitution);
 - c. Repair any damaged fencing;

- d. Remove trash and other large debris;
 - e. Remove/Prune dangerous or intrusive trees.
4. PHA shall continue to pay DHCD \$130,000 per year for the full and proper maintenance of the lots by PHS, and an additional \$75,000 for the additional services added under this First Amendment, for a total amount not to exceed \$205,000 per year.
 5. PHA will continue to provide DHCD with an updated list of parcels to be managed and maintained.
 6. Except as specifically modified herein, all terms and conditions of the MOA shall remain in full force and effect.
 7. This First Amendment may be executed in two or more counterparts, each of which will be deemed to be an original, but all of which will constitute one and the same First Amendment.

IN WITNESS WHEREOF, the parties have executed this First Amendment and its counterparts as of the day, month and year first above written.

**Division of Housing and Community
Development**

Philadelphia Housing Authority

Kelvin A. Jeremiah
President and Chief Executive Officer

Date

Date

Attachment A to MOA

[This is not included as an attachment to the resolution, as there are approximately 827 vacant Sharswood properties listed]

RESOLUTION NO. 12032

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO EXECUTE INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE

WHEREAS, the Philadelphia Housing Authority (“PHA”) has a continuing need for General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage insurance; Lead Liability insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance; and insurance policies deemed necessary by the President & CEO; and

WHEREAS, PHA entered into a contract with Conner Strong & Buckelew (“Conner Strong”) on November 29, 2017, for the provision of qualified professional insurance brokerage and consulting services; and


WHEREAS, at PHA’s request, Conner Strong has provided insurance quotations from various insurers; and

WHEREAS, based on Conner Strong’s recommendations, PHA reviewed and selected the policies and actions set forth on the attachment to this resolution, as providing appropriate coverage and being in the best interest of PHA; and

WHEREAS, each insurance policy has a deductible and PHA is required to pay up to the amount of the deductible for each claim on the policy and such deductible payments are not included in the premium amounts set forth herein: and

WHEREAS, it is recommended that the insurance contracts, as set forth on the attachment to this resolution, be acquired in the total premium amount not to exceed four million seven hundred sixty-four thousand four hundred thirty-two dollars (\$4,764,432.00);

BE IT RESOLVED, that the President & CEO or his authorized designee is hereby authorized to execute insurance contracts with various insurers, as procured by Conner Strong, for: General Liability insurance; Public Officials & Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage Insurance; Lead Liability insurance; Mold Liability insurance; Pesticide Liability insurance and Cyber Security and Liability insurance, as set forth in the attachment to this resolution, in a total amount not to exceed four million seven hundred sixty-four thousand four hundred thirty-two dollars (\$4,764,432.00), and to expend any amounts required to be paid as deductibles and fees under the policies, subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.

I hereby certify that this was
APPROVED BY THE BOARD ON 2/21/19

ATTORNEY FOR PHA

*ATTACHMENT TO RESOLUTION FOR INSURANCE CONTRACTS WITH VARIOUS
INSURERS FOR A NUMBER OF TYPES OF INSURANCE*

INSURANCE CONTRACTS

<u>COVERAGE</u>	<u>INSURER</u>	<u>LIMIT</u>	<u>DEDUCTIBLE</u>	<u>PREMIUM</u>
Commercial Property	HAPI	\$100,000,000	\$50,000	\$1,728,123
Boiler & Machinery	Hartford Steam	\$50,000,000	\$10,000	\$36,068
General Liability	HARRG	\$15,000,000	\$50,000	\$960,636
Mold	HARRG	\$500,000	\$50,000	\$82,281
Pesticide	HARRG	\$1,000,000	\$25,000	\$4,060
Public Officials	HARRG	\$2,000,000	\$50,000	\$179,855
Employment Practices	HARRG	\$2,000,000	\$50,000	\$692,199
Law Enforcement Liability	HARRG	\$1,000,000	\$25,000	\$48,457
Employees Benefits Liability	HARRG	\$1,000,000	\$25,000	\$20,000
Fidelity & Crime	Travelers	\$2,000,000	\$100,000	\$29,750
Fiduciary	Euclid	\$15,000,000	\$25,000	\$46,330
Auto Liability	HARRG	\$2,000,000	\$0	\$641,250
Auto Physical Damage	Travelers	Actual Cash Value	\$1,000	\$158,660
Lead Liability Forster	Crum &	\$5,000,000	\$50,000	\$111,856
Cyber Security & Liability	National Union	\$2,000,000	\$25,000	<u>\$24,907</u>
TOTAL INSURANCE PREMIUM				\$4,764,432

RESOLUTION NO. 12033

RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE PHILADELPHIA HOUSING AUTHORITY'S MIXED USE RETAIL DEVELOPMENT IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD

WHEREAS, the Philadelphia Housing Authority ("PHA") is the owner of properties in the following blocks as further detailed in Exhibit "A" ("PHA Properties"):

- 2000 block of Oxford, Redner and Jefferson Streets
- 2000 and 2100 blocks of Ridge Avenue
- 1500 block of North 20th, North 21st, Woodstock and Lambert Streets

WHEREAS, with the exception of 2125 Ridge Avenue, a vacant structure, the PHA Properties are vacant lots; and

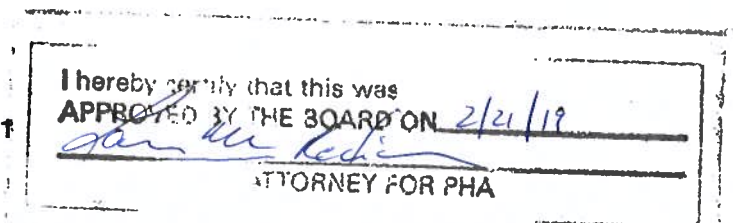
WHEREAS, the PHA Properties are located in the Blumberg/Sharswood redevelopment area and will be developed by PHA's commercial development partner ("Developer") as a Mixed-Use retail center; and

WHEREAS, PHA intends to dispose of the PHA Properties through a long term ground lease to the Developer at nominal consideration; and

WHEREAS, the proposed disposition of the PHA Properties is in the best interest of PHA, its residents, and the City of Philadelphia; and

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

BE IT RESOLVED, that the President & CEO is hereby authorized to submit a Disposition Application to the U.S. Department of Housing and Urban Development, and to take all necessary actions to carry out the provisions of this resolution to effectuate the conveyance, in compliance with applicable statutes, laws and regulations.



ATTACHMENT TO RESOLUTION FOR APPROVAL OF HUD DISPOSITION APPLICATIONS

EXHIBIT A

1500 N 20th Street	1538 N Lambert Street	2037 Redner Street	1518 N Woodstock Street
1502-24 N 20th Street	1539 N Lambert Street	2039 Redner Street	1519 N Woodstock Street
1526 N 20th Street	1540 N Lambert Street	2041 Redner Street	1520 N Woodstock Street
1528-38 N 20th Street	1541 N Lambert Street	2043 Redner Street	1521 N Woodstock Street
1540-42 N 20th Street	1542 N Lambert Street	2044-48 Redner Street	1522 N Woodstock Street
	1543 N Lambert Street	2045 Redner Street	1523 N Woodstock Street
1509 N 21st Street	1544 N Lambert Street	2047 Redner Street	1524 N Woodstock Street
1511 N 21st Street	1545 N Lambert Street	2049 Redner Street	1525 N Woodstock Street
1513 N 21st Street	1546 N Lambert Street	2050 Redner Street	1526 N Woodstock Street
1515 N 21st Street	1547 N Lambert Street	2051 Redner Street	1527 N Woodstock Street
1517 N 21st Street	1548 N Lambert Street	2052 Redner Street	1528 N Woodstock Street
1518-22 N 21st Street		2053 Redner Street	1529 N Woodstock Street
1523 N 21st Street	2000 W Oxford Avenue	2055 Redner Street	1530 N Woodstock Street
1524 N 21st Street	2002 W Oxford Avenue		1531 N Woodstock Street
1525 N 21st Street	2004 W Oxford Avenue	2051 Ridge Avenue	1532 N Woodstock Street
1527 N 21st Street	2006 W Oxford Avenue	2053 Ridge Avenue	1533 N Woodstock Street
1529 N 21st Street	2038 W Oxford Avenue	2055 Ridge Avenue	1534 N Woodstock Street
1531 N 21st Street	2040 W Oxford Avenue	2057-61 Ridge Avenue	1535 N Woodstock Street
1533 N 21st Street	2042 W Oxford Avenue	2063 Ridge Avenue	1536 N Woodstock Street
	2044 W Oxford Avenue	2065 Ridge Avenue	1537 N Woodstock Street
2001-5 Jefferson Street	2046 W Oxford Avenue	2067 Ridge Avenue	1538 N Woodstock Street
2007 Jefferson Street	2048 W Oxford Avenue	2069 Ridge Avenue	1539 N Woodstock Street
2009 Jefferson Street	2050 W Oxford Avenue	2071 Ridge Avenue	1540 N Woodstock Street
2011 Jefferson Street		2073 Ridge Avenue	1541 N Woodstock Street
2013 Jefferson Street	2001 Redner Street	2075 Ridge Avenue	1542 N Woodstock Street
2015 Jefferson Street	2002 Redner Street	2077 Ridge Avenue	1543 N Woodstock Street
2017 Jefferson Street	2003 Redner Street		1544 N Woodstock Street
2019 Jefferson Street	2004 Redner Street	2103-7 Ridge Avenue	1546 N Woodstock Street
	2005 Redner Street	2109 Ridge Avenue	
1509 N Lambert Street	2007 Redner Street	2111 Ridge Avenue	
1511 N Lambert Street	2009 Redner Street	2113-23 Ridge Avenue	
1513 N Lambert Street	2011 Redner Street	2125 Ridge Avenue	
1515 N Lambert Street	2013 Redner Street		
1517 N Lambert Street	2015 Redner Street	1507 N Woodstock Street	
1519 N Lambert Street	2017 Redner Street	1508 N Woodstock Street	
1521 N Lambert Street	2019 Redner Street	1509 N Woodstock Street	
1523 N Lambert Street	2021 Redner Street	1510 N Woodstock Street	
1525 N Lambert Street	2023 Redner Street	1511 N Woodstock Street	
1527 N Lambert Street	2025 Redner Street	1512 N Woodstock Street	
1529 N Lambert Street	2027 Redner Street	1513 N Woodstock Street	
1531 N Lambert Street	2029 Redner Street	1514 N Woodstock Street	
1533 N Lambert Street	2031 Redner Street	1515 N Woodstock Street	
1535 N Lambert Street	2033 Redner Street	1516 N Woodstock Street	
1537 N Lambert Street	2035 Redner Street	1517 N Woodstock Street	

APPENDIX 2

APPENDIX 2

FEBRUARY 2019 SIGN-UP SHEET FOR THE GENERAL PUBLIC COMMENT PERIOD AT THE END OF THE BOARD MEETING (3 minutes per person)

Please note that the following *shall not be allowed*:
defamatory, uncivil, harassing or rude comments;
conduct such as booing, hissing, and/or cursing; and
disruptive behavior –
(Resolution No. 11502, approved 1/26/2012).

Please **PRINT** your name and generally identify your topic:

Name: Jeannette Hernández Harris

Maintenance Issue? Yes ___ No ___ Other (topic): Thank You MBE business

Name: ~~Aretha Spady~~ (Spoke to Jack)

Maintenance Issue? Yes No ___ Other (topic): Concerns

Name: Jernifer Bennet

Maintenance Issue? Yes ___ No Other (topic): P. 4.1A moving tenants from usable homes and selling homes to ~~gentrifier~~ ^{police} developers

Name: Donna Richardson

Maintenance Issue? Yes ___ No Other (topic): Thanks for great work at Norris Homes, where residents are eager to return.