

July 28, 2010

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for July was held on Wednesday, July 28, 2010, 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23rd Street, Philadelphia, Pennsylvania.

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

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

Absent: Commissioner Debra L. Brady

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

Commissioner John F. Street, Chairman, called the meeting to order. With that he asked for remarks from the Executive Director. Mr. Greene, PHA's Executive Director, advised the Commissioners that PHA was presenting four (4) Resolutions to be considered as PHA reached a consensus with the residents at our traditional Pre-Board Meeting.

The next order of business was the approval of May 20, 2010 minutes. Commissioner/Councilwoman Blackwell 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 10/25/10

ATTORNEY FOR PHA

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

RESOLUTION NO. 11391

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON MAY 20, 2010**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on May 20, 2010 copies of which have already been provided to the members, be the same are hereby ratified, confirmed and approved.

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

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

Absent: Commissioner Debra L. Brady

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

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

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

RESOLUTION NO. 11392

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, TO CONCLUDE AND TO EXECUTE CONTRACTS WITH APEX ELECTRICAL SERVICES LLC, ANMAR ELECTRICAL CONTRACTOR, INC., AND CARR AND DUFF, INC., FOR THE PROVISION OF A MASTER CONTRACT FOR ELECTRICAL MAINTENANCE AND REPAIR SERVICES (Solicitation No. P-003991)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for a Master Contract for Electrical Maintenance and Repair Services; and

WHEREAS, Solicitation No. P-003991 was developed according to established procedures and was properly advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Solicitation 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) companies responded to the solicitation by submitting a proposal as follows:

Apex Electrical Services LLC
Anmar Electrical Contractor, Inc.
Carr and Duff, Inc.
Mulhern Electric Company, Inc.
Showmaker/Synterra (Joint Venture)

WHEREAS, the proposals were reviewed and evaluated by the Review Committee and Legal Counsel and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, pursuant to the terms of the solicitation, PHA reserves the right to make multiple awards under the solicitation; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to each of Apex Electrical Services LLC, Anmar Electrical Contractor, Inc., and Carr & Duff, Inc.; and

WHEREAS, it is further recommended that the a contract shall be awarded to each of Apex Electrical Services LLC, Anmar Electrical Contractor, Inc. and Carr & Duff, Inc., each for a five (5) year contract term in an amount not to exceed **FIVE MILLION DOLLARS (\$5,000,000.00)**; provided that PHA shall have an initial option to add an additional funding amount not to exceed **FIVE MILLION DOLLARS (\$5,000,000.00)**, to be exercised upon approval by the Board of Commissioners in PHA's sole discretion; and provided further that PHA shall have a second option to add an additional funding amount not to exceed **FIVE MILLION DOLLARS (\$5,000,000.00)**, to be exercised upon approval by the Board of Commissioners in PHA's sole discretion, for a total amount, if both funding options are exercised and approved by the Board of Commissioners, of **FIFTEEN MILLON DOLLARS (\$15,000,000.00)** per contract.

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director, or his designee, is hereby authorized to conclude and to execute a Master Contract with each of Apex Electrical Services, LLC, Anmar Electrical Contractor, Inc., and Carr & Duff, Inc. for the provision of Electrical Maintenance and Repair Services; and

BE IT FURTHER RESOLVED, that (1) PHA will require that the recommended contractors comply with all terms required by the solicitation; (2) the contracts are subject to funding availability; (3) no contract shall exist until signed by the Executive Director, or his designee; and (4) if PHA and any recommended contractor 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 null and void and the authority of the Executive Director, or his designee, shall cease with respect to such contractor; and

BE IT FURTHER RESOLVED, that PHA is hereby authorized to continue to evaluate and conduct negotiations with one or more of the proposers who submitted a proposal in response to the solicitation but are not included in this authorization of award, and, in PHA's discretion and subject to the Board of Commissioners, may award a contract to one or more of those proposers in the future.

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

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

Absent: Commissioner Debra L. Brady

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

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

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

RESOLUTION NO. 11393

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO CONCLUDE AND TO EXECUTE CONTRACTS WITH COSTA AND RIHL MECHANICAL CONTRACTORS, LOR-MAR MECHANICAL SERVICES, INC. AND SHOEMAKER/SYNTERRA JV FOR THE PROVISION OF A MASTER CONTRACT FOR MECHANICAL MAINTENANCE AND REPAIR SERVICES (SOLICITATION NO. P-003990)

WHEREAS, the Philadelphia Housing Authority (“PHA”) identified a need for a Master Contract for Mechanical Maintenance and Repair Services; and

WHEREAS, Solicitation No. P-003990 (the “Solicitation”) was developed according to established procedures, and was properly advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Solicitation was mailed to appropriate companies on the PHA Bidders’ List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, seven (7) companies responded to the Solicitation by submitting proposals as follows:

Costa and Rihl Mechanical Contractors

Lor-Mar Mechanical Services, Inc.

Shoemaker/Synterra JV

Devine Brothers, Inc.

General Asphalt Paving Company

Central Mechanical Construction

The Gerngross Corporation

WHEREAS, the proposals were reviewed and evaluated by the review committee and legal counsel and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, pursuant to the terms of the solicitation, PHA has the right to make multiple awards under the solicitation; and

WHEREAS, based upon evaluation, it is recommended that a contract be awarded to each of Costa and Rihl Mechanical Contractors, Lor-Mar Mechanical Services, Inc., and Shoemaker/Synterra JV ; and

WHEREAS, it is further recommended that the contracts to be awarded to each of Costa and Rihl Mechanical Contractors, Lor-Mar Mechanical Services, Inc., and Shoemaker/Synterra JV shall each be for a five-year (5) contract term in an amount not to exceed **FIVE MILLION DOLLARS (\$5,000,000.00)**; provided that PHA shall have an initial option to add an additional funding amount not to exceed **FIVE MILLION DOLLARS (\$5,000,000.00)**, to be exercised upon approval by the Board of Commissioners in PHA’s sole discretion; and provided further that PHA shall have a second option to add an additional funding amount not to exceed **FIVE MILLION DOLLARS (\$5,000,000.00)**, to be exercised upon approval by the Board of Commissioners in PHA’s sole discretion, for a total amount, if both funding options are exercised and approved by the Board of Commissioners, of **FIFTEEN MILLION DOLLARS (\$15,000,000)** per contract;

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director, or his designee, is hereby authorized to conclude and to execute a Master Contracts with each of Costa and

Rihl Mechanical Contractors, Lor-Mar Mechanical Services and Shoemaker/Synterra JV for the provision of Mechanical Maintenance and Repair Services; and

BE IT FURTHER RESOLVED, that (1) PHA shall require that the recommended contractors comply with all terms required by the Solicitation; (2) the contracts are subject to funding availability; (3) no contract shall exist until signed by the Executive Director, or his designee; and (4) if PHA and any recommended contractor 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 null and void and the authority of the Executive Director, or his designee, shall cease with respect to such contractor; and

BE IT FURTHER RESOLVED, that PHA is hereby authorized to continue to evaluate and conduct negotiations with one or more of the other proposers who submitted a proposal in response to the Solicitation but are not included in this authorization of award, and, in PHA's discretion and subject to the approval of the Board of Commissioners, may award a contract to one or more of those proposers in the future.

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

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

Absent: Commissioner Debra L. Brady

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

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

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

RESOLUTION NO. 11394

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 A PORTION OF THE NORRIS APARTMENTS SITE; (2) CREATE A PENNSYLVANIA LIMITED PARTNERSHIP, THAT WILL OWN AND OPERATE A DEVELOPMENT TO BE LOCATED AT THE NORRIS APARTMENTS SITE; (3) CREATE A PENNSYLVANIA NONPROFIT CORPORATE AFFILIATE HOUSING DEVELOPMENT CORPORATION, TO SERVE AS THE GENERAL PARTNER OF THE TO-BE-FORMED LIMITED PARTNERSHIP; (4) NEGOTIATE AND EXECUTE A LONG-TERM GROUND LEASE AND OTHER TRANSFER DOCUMENTS PURSUANT TO HUD DISPOSITION APPROVAL; AND (5) SECURE FUNDING AND AUTHORIZE OTHER RELATED DEVELOPMENT ACTIVITIES IN CONNECTION THEREWITH

WHEREAS, in furtherance of the Norris Apartments development initiative, PHA is proposing the demolition and disposition of 179 units of residential housing contained in six buildings located at the Norris Apartments site, with addresses of 2037 North 11th Street, 2003-05 North 11th Street, 1018-24 Diamond Street, 1019-39 Norris Street, 2002-04 Adler Street and 2018 Alder Street, which buildings include a high-rise building containing 157 units and 5 low-rise buildings containing 22 units in total (the "Development Site"); and

WHEREAS, PHA has determined that the Development Site is obsolete as to its physical condition and other factors, making it unsuitable for its intended purpose; and that no reasonable program of modification is cost effective to return or restore the Development Site to its useful life; and

WHEREAS, PHA has been awarded low income housing tax credits ("LIHTC") to construct 51 affordable rental units on the Development Site; and

WHEREAS, PHA will form a Pennsylvania limited partnership (the "Affiliated Partnership") in order to take advantage of the equity available through the sale of the LIHTC to equity investors; and

WHEREAS, PHA will create a Pennsylvania nonprofit Housing Development Corporation (the "HDC") that will be an affiliate of PHA, to serve as the General Partner of the Affiliated Partnership; and

WHEREAS, the use of the LIHTC requires that the Affiliated Partnership have site control of the Development Site, which will necessitate execution of a long-term ground lease (the "Ground Lease") for the Development Site; and

WHEREAS, the Ground Lease for the Development Site and other transfer documents will provide for nominal consideration; and

WHEREAS, in order to demolish and transfer the Development Site to the Affiliated Partnership, PHA is required to comply with certain provisions of Section 18 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 as from time to time amended; and

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 demolition/disposition application to HUD to obtain approval from HUD to demolish and dispose of the Development Site, and to take all necessary actions

to carry out the provisions of this resolution, subject to compliance with all applicable laws and regulations; and

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

BE IT FURTHER RESOLVED, that the Executive Director is authorized to create the HDC which will be affiliated with PHA and serve as the general partner of the Affiliated Partnership; 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 any and all documents, including, but not limited to, a Ground Lease between PHA and the Affiliated Partnership; in connection with the demolition and disposition of the Development Site; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to secure all required funding for the development actions set forth herein and to take all necessary actions including the filing of all required submissions to obtain the necessary approvals from HUD, the Commonwealth of Pennsylvania and/or the local municipality in connection with the formation of the aforementioned entities and the demolition and disposition of the Development Site; and

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

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

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

Absent: Commissioner Debra L. Brady

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

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

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

RESOLUTION NO. 11395

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT WITH HUNTER ROBERTS CONSTRUCTION GROUP FOR THE PROVISION OF VINYL WINDOW REPLACEMENT AND RELATED WORK AT HILLCREEK AND BENTLEY HALL (SOLICITATION NO. P-003942)

WHEREAS, the Philadelphia Housing Authority identified a need for Vinyl Window Replacement and Related Work at Hillcreek and Bentley Hall; and

WHEREAS, Solicitation No. P-003942 (the "Solicitation") was developed according to established procedures, and was properly advertised in the Philadelphia Inquirer and several community newspapers; and

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

WHEREAS, five (5) companies responded to the solicitation by submitting proposals as follows:

Hunter Roberts Construction Group
Smith Construction
Peter V. Pirozzi General Contracting, LLC
Ernest Bock & Sons, Inc.
American Architectural Window & Door

WHEREAS, the proposals were reviewed and evaluated by the review committee and legal counsel and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon evaluation, it is recommended that a contract be awarded to Hunter Roberts Construction Group; and

WHEREAS, it is further recommended that the contract shall be for a contract term of one hundred and eighty (180) days in an amount not to exceed **TWO MILLION EIGHT HUNDRED EIGHTY FIVE THOUSAND, TWO HUNDRED AND EIGHTY FOUR DOLLARS (\$2,885,284.00)**; and

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director or his designee, is hereby authorized to conclude and to execute a contract with Hunter Roberts Construction Group for the provision of Vinyl Window Replacement and Related Work at Hillcreek and Bentley Hall; and

BE IT FURTHER RESOLVED, that (1) PHA shall require that the recommended contractor complies with all terms required by the Solicitation; (2) the contract is subject to funding availability; (3) no contract shall exist until signed by the Executive Director, or his designee; and (4) if PHA and the recommended contractor 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 null and void and the authority of the Executive Director, or his designee, shall cease with respect to such contractor.

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

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

Absent: Commissioner Debra L. Brady

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

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

The resolutions were adopted. With that, Commissioner John F. Street, Chairman opened the meeting for public comments. With no other public comments being heard, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).