

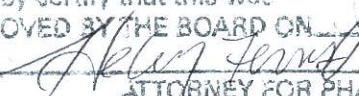
June 30, 2011

The Board Meeting of the Philadelphia Housing Authority Board of Commissioner for June 2011 was held on Thursday, June 30, 2011, 4:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23<sup>rd</sup> Street, Philadelphia, Pennsylvania.

Present: Estelle Richman, Board of Commissioner  
Michael P. Kelly, Administrative Receiver  
Helen M. Ferris, Acting General Counsel

The Board of Commissioner, Estelle Richman opened the meeting. With that she asked for remarks from the Administrative Receiver, Mr. Michael P. Kelly who thanked everyone for participating in the Neighborhood Revitalization Celebration at MLK. He also discussed the completion of the 25<sup>th</sup> cycle of the Pre-Apprenticeship Program; success of the Senior Summit Program; June's Homeownership MLK event and the revision of the Housing Choice Voucher Administrative Plan. Mr. Kelly proceeded by recognizing the Resident Advisory Board, and the option not to continue the Tenant Support Services Inc., contract and spoke of Asia Coney's accomplishments during her tenure. Ms. Richman enlightened the audience of her experiences living in the MLK/South Philadelphia community as well as working as a City Official and the numerous of complaints received, she then thanked Asia Coney for a job well done. Whereas Mr. Kelly advised the Commissioner that PHA was presenting 8 (eight) resolutions to be considered as PHA reached a consensus with the residents at the traditional Pre-Board Meeting.

The next order of business was the approval of the minutes. Commissioner Richman moved for the adoption of the minutes, the minutes were adopted, and Mr. Kelly presided over the remaining agenda.

I hereby certify that this was  
APPROVED BY THE BOARD ON July 27, 2011  
  
ATTORNEY FOR PHA

Commissioner Richman moved for the adoption of the following minutes.

**RESOLUTION NO. 11458**

**RESOLUTION APPROVING MINUTES OF THE BOARD OF COMMISSIONERS MEETING HELD ON  
MAY 26, 2011**

**BE IT RESOLVED**, that the minutes of the Board Meeting of the Philadelphia Housing Authority Meetings held on May 26, 2011 copies of which have already been provided, be the same are hereby ratified, confirmed and approved.

Commissioner Richman thereupon declared the Minutes unanimously adopted.



Commissioner Richman moved for the adoption of the following Resolution.

**RESOLUTION NO. 11459**

**RESOLUTION AUTHORIZING THE PHA ADMINISTRATIVE RECEIVER, OR HIS AUTHORIZED DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT WITH MILESTONE CONSTRUCTION MANAGEMENT AND INTEGRITY ROOFING, TOWNE AND COUNTRY ROOFING AND SIDING, INC. FOR ROOFING REPAIR, REPLACEMENT AND RELATED MAINTENANCE WORK (SOLICITATION NO. P-004092)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) has identified a need for roofing repair, replacement and related maintenance work; and

**WHEREAS**, Solicitation No. P-004092 was developed according to established procedures and all applicable laws regarding public contracts 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**, four (4) offerors responded to the solicitation by submitting a proposal as follows:

**Milestone Construction Management & Integrity Roofing  
Towne and Country Roofing and Siding, Inc.**  
MD Roofing & Siding LLC  
Northeast Construction, Contractors Inc.; and

**WHEREAS**, the proposals were reviewed and evaluated by the evaluation committee appointed for such purpose (the "Evaluation Committee") and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon the evaluation, it was recommended that a contract be awarded to each of Milestone Construction Management and Integrity Roofing, Towne and Country Roofing and Siding, Inc. ; and

**WHEREAS**, it is further recommended that the contract, if awarded shall be for a one (1) year base period with an additional one (1) year option period in an amount not to exceed **ONE MILLION THREE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED EIGHTEEN DOLLARS AND SEVENTY FIVE CENTS (\$1,397,518.75)** for base year one (1); **ONE MILLION FOUR HUNDRED THIRTY FIVE THOUSAND SIX HUNDRED NINETY FOUR DOLLARS AND THIRTY TWO CENTS (\$1,435,694.32)** if PHA exercises option year one (1) for a total contract amount not to exceed **TWO MILLION EIGHT HUNDRED THIRTY THREE THOUSAND TWO HUNDRED THIRTEEN DOLLARS AND SEVEN CENTS (\$2,833,213.07)** to Milestone Construction Management & Integrity Roofing (A Joint Venture);

and **ONE MILLION THREE HUNDRED NINETY SEVEN THOUSAND FIVE HUNDRED EIGHTEEN DOLLARS AND SEVENTY FIVE CENTS (\$1,397,518.75)** for base year one (1); **ONE MILLION FOUR HUNDRED THIRTY FIVE THOUSAND SIX HUNDRED NINETY FOUR DOLLARS AND THIRTY ONE CENTS (\$1,435,694.31)** if PHA exercises option year one (1) for a total contract amount not to exceed **TWO MILLION EIGHT HUNDRED THIRTY THREE THOUSAND TWO HUNDRED THIRTEEN DOLLARS AND SIX CENTS (\$2,833,213.06)** to Towne and Country Roofing and Siding, Inc. and;

**BE IT FURTHER RESOLVED**, by and for The Philadelphia Housing Authority, that, based on the recommendation of the Evaluation Committee, the Administrative Receiver is hereby authorized to

conclude and to execute contracts with each of Milestone Construction Management and Integrity Roofing, Towne and Country Roofing and Siding, Inc.; and

**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 Administrative Receiver, or his designee; 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 Administrative Receiver shall cease.

Commissioner Richman thereupon declared the Resolution unanimously adopted.



Commissioner Richman moved for the adoption of the following Resolution.

**RESOLUTION NO. 11460**

**RESOLUTION AUTHORIZING THE PHA ADMINISTRATIVE RECEIVER, OR HIS AUTHORIZED  
DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT WITH MAX SPANN REAL ESTATE &  
AUCTION CO., FOR AUCTIONEER SERVICES  
(SOLICITATION NO. P-004091)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) has identified a need for auctioneer services; and

**WHEREAS**, Solicitation No. P-004091 was developed according to established procedures and all applicable laws regarding public contracts 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:

**Max Spann Real Estate & Auction Co.**

Barry S. Slosberg Inc.

Tranzon Alderfer

Higgins & Welch Real Estate Inc. & Tranzon Integrated Property Group

Higgins & Welch Real Estate Inc. & Traiman Real Estate Auction Co.; and

**WHEREAS**, the proposals were reviewed and evaluated by the evaluation committee appointed for such purpose (the "Evaluation Committee") and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon the evaluation, it was recommended that a contract be awarded to Max Spann Real Estate & Auction Co.

**WHEREAS**, it is further recommended that the contract, if awarded shall be for a one (1) year base period with an additional one (1) year option period in an amount not to exceed **ONE DOLLAR (\$1.00)** for base year one (1); **ONE DOLLAR (\$1.00)** if PHA exercises option year one (1) for a total contract amount not to exceed **TWO DOLLARS (\$2.00)**.;

**BE IT FURTHER RESOLVED**, by and for The Philadelphia Housing Authority, that, based on the recommendation of the Evaluation Committee, the Administrative Receiver is hereby authorized to conclude and to execute a contract with Max Spann Real Estate & Auction Co.; and

**BE IT FURTHER RESOLVED**, that (1) the recommended contractor 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 Administrative Receiver, or his designee; 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 Administrative Receiver shall cease.

Commissioner Richman thereupon declared the Resolution unanimously adopted.



Commissioner Richman moved for the adoption of the following Resolution.

**RESOLUTION NO. 11461**

**RESOLUTION AUTHORIZING THE ADMINISTRATIVE RECEIVER TO CONCLUDE AND TO EXECUTE A CONTRACT WITH DISPOSAL CORPORATION OF AMERICA FOR THE SUPPLY AND DELIVERY OF ASBESTOS TRASH DUMPSTERS (SOLICITATION NO. P-004057)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for asbestos trash dumpsters; and

**WHEREAS**, Solicitation No. P-004057 was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

**WHEREAS**, the Invitation for Bid 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 bid as follows:

**Disposal Corporation of America**

**WHEREAS**, the bids were reviewed and evaluated by the legal counsel and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that a contract be awarded to Disposal Corporation of America; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) additional option years; the amount is not to exceed **NINETY-EIGHT THOUSAND, FOUR HUNDRED AND FORTY-EIGHT DOLLARS (\$98,448.00) for the Two (2) Year Base Period; FIFTY-ONE THOUSAND, FIVE HUNDRED AND FOUR DOLLARS (\$51,504.00) for Option Year One (1); FIFTY-THREE THOUSAND, THREE HUNDRED AND TWENTY-EIGHT DOLLARS (\$53,328.00) for Option Year Two(2); FIFTY-FIVE THOUSAND, TWO HUNDRED DOLLARS (\$55,200.00) for Option Year Three (3);** for a total contract amount not to exceed **TWO HUNDRED FIFTY-EIGHT THOUSAND, FOUR HUNDRED AND EIGHTY DOLLARS (\$258,480.00)** to Disposal Corporation of America; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that based on the recommendation of the Evaluation Committee, the Administrative Receiver or his designee is hereby authorized to conclude and to execute a contract with Disposal Corporation of America for the provision of Asbestos Trash Dumpsters.

**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 any contract shall exist; (3) no contract shall exist until signed by the Administrative Receiver or his/her designee; 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 Administrative Receiver shall cease.

Commissioner Richman thereupon declared the Resolution unanimously adopted.

Commissioner Richman moved for the adoption of the following Resolution.

**RESOLUTION NO. 11462**

**RESOLUTION AUTHORIZING THE ADMINISTRATIVE RECEIVER, OR DESIGNEE, TO EXECUTE A MEMORANDUM OF AGREEMENT WITH THE PHILADLEPHIA DEPARTMENT OF PUBLIC HEALTH IN SUPPORT OF THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH'S APPLICATION TO THE U.S.CENTERS FOR DISEASE CONTROL AND PREVENTION'S COMMUNITY TRANSFORMATION GRANT INITIATIVE**

**WHEREAS**, the Authority is a public housing agency that receives funding from the United States Department of Housing and Urban Development (HUD), to provide safe and sanitary housing and initiatives that promote quality of life for eligible persons residing in low income public housing and/or eligible persons participating in the Housing Choice Voucher assistance programs; and

**WHEREAS**, the Philadelphia Department of Public Health has an established expertise in providing residents of the City of Philadelphia with programming, services and policy to enhance the quality of life and enable them to live longer, healthier, and more productive lives.

**BE IT RESOLVED**, by and for the Philadelphia Housing Authority, that the Administrative Receiver is hereby authorized to execute a Memorandum of Agreement with the Philadelphia Department of Public Health in support of the Philadelphia Department of Public Health's Application to the U.S. Centers for Disease Control and Prevention's Community Transformation Grant initiative.

Commissioner Richman thereupon declared the Resolution unanimously adopted.



Commissioner Richman moved for the adoption of the following Resolution.

**RESOLUTION NO. 11463**

**RESOLUTION AUTHORIZING THE EXECUTION OF A RENEWAL COLLECTIVE BARGAINING AGREEMENT WITH SERVICE EMPLOYEES INTERNATIONAL UNION LOCAL 32BJ, MID-ATLANTIC DISTRICT**

**WHEREAS**, the Service Employees International Union Local 32BJ (“Union”) are the certified labor relations representative for a bargaining unit of approximately 3 employees; and

**WHEREAS**, the prior collective bargaining agreement between the Authority and Union expired on March 31, 2008; and

**WHEREAS**, the Authority and the Union each participated in good faith in extensive negotiations toward reaching a renewal Agreement; and

**WHEREAS**, the Authority and the Union did amicably reach an Agreement which is attached as the Memorandum of Agreement; and

**WHEREAS**, the terms of that Memorandum of Agreement are reasonable, practical and supportable from both an operational and budgetary standpoint; and

**WHEREAS**, Article IX, Section 901 of Pennsylvania Public Employee Relations Act (Act 195) requires that any such bargaining agreement shall be reduced to writing and signed by the parties.

**NOW THEREFORE BE IT RESOLVED**, that the Philadelphia Housing Authority’s Board of Commissioner hereby approves the terms of the Memorandum of Agreement that is attached; and authorizes the Administrative Receiver to execute and implement a renewal Collective Bargaining Agreement consistent with those terms.

Commissioner Richman thereupon declared the Resolution unanimously adopted.



Commissioner Richman moved for the adoption of the following Resolution.

**RESOLUTION NO. 11464**

**RESOLUTION AUTHORIZING THE ADMINISTRATIVE RECEIVER OR HIS DESIGNEE TO SUBMIT THE MOVING TO WORK (“MTW”) ANNUAL REPORT AND CONSOLIDATED FINANCIAL REPORT FOR MTW YEAR TEN (FISCAL YEAR ENDING MARCH 31, 2011) TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) AND TO CERTIFY THAT PHA HAS MET THE THREE MTW STATUTORY REQUIREMENTS**

**WHEREAS**, PHA entered into a Moving To Work Demonstration (MTW) Agreement with the Department of Housing and Urban Development (“HUD”) on October 16, 2008 and such Agreement provides that PHA prepare an Annual Report, including a Consolidated Financial Report; and

**WHEREAS**, the MTW Agreement calls for suspension of current evaluation and reporting requirement due to the authority granted to PHA to depart from the standard program requirements; and

**WHEREAS**, the MTW Agreement requires a certification that PHA has met the three MTW statutory requirements of: 1) assuring that at least 75 percent of the families assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families under MTW as would have been served absent the demonstration; and, 3) maintaining a comparable mix of families by family size, as would have been served or assisted had the amounts not been used under the demonstration.

**WHEREAS**, as an alternate assessment protocol, HUD will assess PHA’s performance on an annual basis by comparing at the end of PHA’s fiscal year its goals as stated in its approved MTW Annual Plan, to its actual performance, as stated in its Annual Report.

**WHEREAS**, PHA must include in the MTW Annual Report all required elements as described in the MTW Agreement; and,

**WHEREAS**, PHA has prepared the MTW Annual Report for MTW Year Ten (Fiscal Year ending March 31, 2011).

**THEREFORE, BE IT NOW RESOLVED** that the Board of Commissioners of the Philadelphia Housing Authority does hereby authorize the Administrative Receiver or his designee to submit to HUD the MTW Annual Report for MTW Year Ten (Fiscal Year ending March 31, 2011) along with the Consolidated Financial Report for the period, and to certify that PHA has met the three MTW statutory requirements of: 1) assuring that at least 75 percent of the families assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of eligible low-income families under MTW as would have been served absent the demonstration; and, 3) maintaining a comparable mix of families by family size, as would have been served or assisted had the amounts not been used under the demonstration.

Commissioner Richman thereupon declared the Resolution unanimously adopted.

Commissioner Richman moved for the adoption of the following Resolution.

**RESOLUTION NO. 11465**

**RESOLUTION APPROVING THE RECOVERY PLAN PREPARED BY THE ADMINISTRATIVE RECEIVER, AND AUTHORIZING THE ADMINISTRATIVE RECEIVER TO UNDERTAKE ALL NECESSARY ACTIONS TO SUBSTANTIALLY IMPLEMENT THE RECOVERY PLAN**

**WHEREAS**, PHA, the US Department of Housing and Urban Development (“HUD”), the Mayor of Philadelphia and the City Controller entered into a Cooperative Endeavor Agreement on March 4, 2011; and

**WHEREAS**, the Cooperative Endeavor Agreement requires the Administrative Receiver to prepare and implement a Recovery Plan that outlines actions necessary to improve the administration of HUD Programs administered by PHA and compliance with the Annual Contributions Contract(s), statutes, regulations and other applicable requirements; and

**WHEREAS**, the Administrative Receiver has prepared a Recovery Plan in conformance with the Cooperative Endeavor Agreement; and

**WHEREAS**, the Recovery Plan includes tasks and initiatives to address deficiencies in PHA’s operations and governance including those tasks that must be completed in order to return PHA to local control;

**THEREFORE, BE IT NOW RESOLVED** that the Board of Commissioners of the Philadelphia Housing Authority does hereby approve the Recovery Plan prepared by the Administrative Receiver, and further, the Board does authorize the Administrative Receiver to undertake all necessary actions to substantially complete implementation of the Recovery Plan.

Commissioner Richman thereupon declared the Resolution unanimously adopted.



Commissioner Richman moved for the adoption of the following Resolution.

***RESOLUTION NO. 8, IF APPROVED WILL BE RETITLED AS RESOLUTION NO. 11466 CONTINGENT UNTIL IT HAS BEEN REVIEWED BY THE BOARD FOR CURRICULUM AND SECTION 3 STANDARDS***

**RESOLUTION NO. 8 (11466)**

**RESOLUTION AUTHORIZING THE ADMINISTRATIVE RECEIVER TO CONCLUDE AND TO EXECUTE A CONTRACT MODIFICATION WITH CORPORATE COUNSELING ASSOCIATES INC. FOR HUMAN RESOURCES TRAINING AND CONSULTANT SERVICES (CONTRACT NO. P-004028A)**

**WHEREAS**, The Philadelphia Housing Authority (“PHA”) continues to have a need for Human Resources Training for its employees; and

**WHEREAS**, Solicitation No. P-004028A 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 publication; and

**WHEREAS**, eighteen (18) offerors responded to the solicitation by submitting a proposal as follows:

- Anchor Planning Group, Inc./Postnet
- Contract Trainers, Inc.
- T.L. Consulting Services, LLC
- Corporate Counseling Associates, Inc.**
- The Weinstein Firm
- Eckert Seamans
- QSI Consulting
- Ballard Spahr LLP
- Schnader Harrison Segal & Lewis LLP
- Margolis Edelstein
- TrustWorks, Inc
- Dilworth Paxson LLP
- New Haven Consulting Group, Inc. (Team JKA)
- EDSI, Inc.
- Archer & Greiner
- Information Pathwaves, Inc.
- SmartWork, Inc.
- Emerald Training Consultants

**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 Corporate Counseling Associates Inc. (“CCA”), in an amount not to exceed **TWO HUNDRED SIXTY THOUSAND DOLLARS (\$260,000.00)** for Base Years 1 & 2; **ONE HUNDRED FORTY-EIGHT THOUSAND DOLLARS (\$148,000.00)** for Option Year 1; **ONE HUNDRED FORTY-EIGHT THOUSAND DOLLARS (\$148,000.00)** for Option Year 2; **ONE HUNDRED FORTY-EIGHT THOUSAND DOLLARS (\$148,000.00)** for Option Year 3; for a total contract amount not to exceed **SEVEN HUNDRED FOUR THOUSAND DOLLARS (\$704,000.00) to CCA**; and

**WHEREAS**, modifications to the number of training courses needed in Base Years 1 & 2 have been identified; and

**WHEREAS**, a modification to cover the increased overall costs resulting from the modified training schedules, in an amount not to exceed **SEVENTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$78,500.00)** is needed to ensure the completion of PHA staff Human Resources training; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Administrative Receiver is hereby authorized to conclude and to execute a contract modification for the PHA Contract Number P-004028A with Corporate Counseling Associates Inc.

Commissioner Richman thereupon declared the Resolution unanimously adopted.



The resolutions were adopted. With that Commissioner Richman, opened the meeting for public comments. Comments were given by Vernell Tate, Mr. Brawman, Asia Coney, Lousie Hannibal, Ms. Biggs, Melvin Johnakin and other unknown audience members. With no other public comments being heard Commissioner Richman adjourned the meeting (Copies of the actual transcript will be provided upon written request).