

March 20, 2008

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for March 20, 2008 was held on Thursday, March 20, 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

Absent: Commissioner Debra L. Brady

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

Commissioner/John F. Street, Chairman, called the meeting to order. With that he asked for comments from the Executive Director. Mr. Greene, PHA's Executive Director, advised the Commissioners that PHA was presenting five (5) Resolution, of those Resolution Number One (1) and Three (3) were tabled and the other three remaining will 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 January 22, 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 4/17/08  
  
ATTORNEY FOR PHA

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

**RESOLUTION NO. 11219**

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

**BE IT RESOLVED**, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on January 22, 2008 copies of which have already been provided to the members, be the same are hereby ratified, confirmed and approved.

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

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

Nays:            None

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

**RESOLUTION NO. *Tabled***

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT THE MOVING TO WORK ANNUAL PLAN FOR FISCAL YEAR 2008 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; 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 sixty (60) days prior to the beginning of each fiscal year; and

**WHEREAS**, PHA has requested that HUD approve extending the term of the original MTW Agreement beyond the initial term, which approval PHA is awaiting; and

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

**WHEREAS**, PHA has developed the MTW Plan for Fiscal Year ("FY") 2008 and has solicited public and resident comment on the MTW Plan for FY 2008; and

**WHEREAS**, on February 29, 2008, PHA held a Public Hearing on the MTW Plan for FY 2008; and scheduled another Public Hearing on March 13, 2008;

**WHEREAS**, PHA held a meeting with Resident Council on February 26, 2008;

**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 FY 2008; and (2) Take all steps necessary to secure HUD approval of an extension to the original term of the MTW agreement; and, 3), 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, 4) Certify that the Public Hearing requirement has been met; and, 5) Authorize the Chairperson of the Board to execute the attached HUD Certification of Compliance with MTW Plan Requirements and Related Regulations.

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

**RESOLUTION NO. 11220**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSFER DELINQUENT TENANT ACCOUNTS RECEIVABLE BALANCES FOR TENANTS WHO HAVE VACATED PHA PROPERTY TO THE PHA COLLECTION SYSTEM**

**WHEREAS**, the Philadelphia Housing Authority (PHA) determined that there is a need to write-off Tenant Accounts Receivable (TARS) balances in the amount of seven hundred eighty eight thousand seven hundred twenty two dollars (\$788,722) for tenants that have vacated PHA property; and

**WHEREAS**, pursuant to HUD Publication 7510.1, it is sound accounting policy to write-off TARS balances for vacated tenants; and

**WHEREAS**, PHA will make every effort to collect these TARS; and

**WHEREAS**, HUD Publication 7510.1 requires the approval of the Board of Commissioners for write-offs of TARS balances; and

**WHEREAS**, the TARS balances will be maintained by PHA in it's accounting records for future collection where possible.

**BE IT RESOLVED**, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to write-off Tenant Accounts Receivable balances in the amount of seven hundred eighty eight thousand seven hundred twenty two dollars (\$788,722) for tenants who have vacated PHA property.

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

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

Nays:           None

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

**RESOLUTION NO. *Tabled***

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS WITH TOP OF THE CLOCK, SCOTLANDYARD SECURITY SERVICES, INC. AND SOVEREIGN SECURITY (SOLICITATION NO. P-003686)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for Uniformed Unarmed and Armed Security Guard Services; and

**WHEREAS**, Solicitation No. P-003686 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**, seven (7) offerors responded to the solicitation by submitting a proposal as follows:

Top of the Clock, Inc.  
Scotlyard Security Services, Inc.  
Sovereign Security  
Roman Sentry  
Oakley Services  
Front Line Security  
Colzie Detective Agency

**WHEREAS**, these proposals were reviewed and rated 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 Top of the Clock, Inc, Scotlyard Security Services, Inc. and Sovereign Security; and

**WHEREAS**, it is further recommended that the contracts, if awarded, shall be for a one year base period with four (4) one-year option periods in an amount not to exceed **TEN MILLION DOLLARS (\$10,000,000.00)** or five (5) years, whichever comes first, to Top of the Clock Inc., Scotlyard Security Services, Inc. and Sovereign Security; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with Top of the Clock, Inc., Scotlyard Security Services, Inc. and Sovereign Security for the provision of uniformed unarmed and armed security guard services.

**BE IT FURTHER RESOLVED**, that (1) the recommended contractor(s) comply with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before a contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the offeror have not mutually agreed on the terms of a contract within forty-five (45) days of the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

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

**RESOLUTION NO. 11221**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH TOTAL ENVIRONMENTAL CONCEPT, INC. (SOLICITATION NO. P-003703)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for general cleaning of vacant residential units consisting of the following: efficiency, one (1) bedroom, two (2) bedroom, three (3) bedroom, four (4) bedroom, five (5) bedroom, and six (6) bedroom units; and

**WHEREAS**, Solicitation No. P-003703 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**, three (3) offerors responded to the solicitation by submitting a proposal as follows:

Faithful Resources, Inc.  
Immaculate Office Cleaning Company, LLC  
**Total Environmental Concept, Inc.**

**WHEREAS**, these proposals were reviewed and rated 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 a contract be awarded to Total Environmental Concept, Inc; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a base period of one (1) year with four (4) one-year options in the amount not to exceed **TWO MILLION DOLLARS (\$2,000,000.00)** or five (5) years, whichever comes first, to Total Environmental Concept, 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 Total Environmental Concept, Inc. for the provision of general cleanout services for vacant residential units.

**BE IT FURTHER RESOLVED**, that (1) the recommended contractor comply with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before a contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the offeror have not mutually agreed on the terms of a contract within forty-five (45) days of the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

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

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

Nays:            None

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

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

**RESOLUTION NO. 11222**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH MICHAEL GABOR & ASSOCIATES, LLC dba W.P. COOKE FOR THE PROVISION OF TIRE REPAIR AND REPLACEMENT (SOLICITATION NO. P-003660)**

**WHEREAS**, the Philadelphia Housing Authority identified a need for Tire Repair and Replacement; and

**WHEREAS**, Solicitation No. P-003660 was developed in accordance with established procedures, and was properly advertised in the Philadelphia Inquirer and the Philadelphia Daily News; and

**WHEREAS**, a request for proposals was mailed to appropriate companies on the PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

**WHEREAS**, one (1) company actually responded, as follows:

<u>Proposer</u>	<u>Bid Amount</u>
Michael Gabor & Associates, LLC dba W.P. COOKE	\$145,842.00, and

**WHEREAS**, the proposal was reviewed by the evaluation committee and the Contracting Officer; and

**WHEREAS**, it is recommended that a contract be awarded to Michael Gabor & Associates, LLC dba W.P. COOKE, 4731 North Broad Street, Philadelphia, PA 19141; and

**WHEREAS**, it is further recommended that the amount, if awarded, shall be for a base period of one (1) year with one (1) one-year option period in the amount not to exceed **TWO HUNDRED THOUSAND DOLLARS, (\$200,000.00)** or two (2) years, whichever comes first, to Michael Gabor & Associates, LLC dba W.P. COOKE; 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 Michael Gabor & Associates, LLC dba W.P. COOKE.

**BE IT FURTHER RESOLVED**, that (1) the recommended contractor complies with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before a contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the proposer have not mutually agreed on the terms of a contract within forty five (45) days of the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

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

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

Nays: None

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. No Public comments were received therefore Commissioner/John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon request).