



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, May 16, 2019, 3 p.m., at 2013 Ridge Ave., Philadelphia, PA 19121**

The Annual Meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order at approximately 3:05 p.m. by the Chair, Lynette Brown-Sow. In attendance were Vice-Chair Wetzel, Commissioners Coney, Mayo, Purnell, and Wise, as well as President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican. Not participating were Commissioners Callahan, Camarda and Staten.

The Chair announced that this was the Annual Meeting and asked for a moment of silence to help prepare for the work to be done, after which the CEO reviewed the commenting procedure, for comment on a specific resolution or in the general comment period.

The CEO announced that: 1) PHA recently participated in Habitat for Humanity Philadelphia’s groundbreaking for Oxford Green, where PHA donated the land for these twenty (20) new affordable homes and invested three and a half million dollars (\$3,500,000.00); 2) PHA recently hosted an open house for the beautiful new Norris Senior Apartments; and 3) PHA’s semi-annual networking event, Doing Business with PHA, will take place on June 6th.

Torkisha Cooper was then announced as the recipient of PHA’s Resident Spotlight for May. Ms. Cooper was PHA’s first GED graduate of 2019; she also became employed as a PHA Computer Lab Monitor while obtaining her GED; and her next goals are full-time employment and home ownership. She was present and received a certificate and applause for her accomplishments.

The Employee of the Month award for May was presented to Cheryle Smalls, who has been with PHA for forty (40) years, is currently with Homeownership, and in the past fifteen (15) years has helped six hundred (600) PHA residents complete the lengthy homeownership process to become first-time homeowners, including sixty-six (66) in Fiscal Year 2019. Ms. Smalls received appreciative applause, a certificate, and a check.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of April 18, 2019. Hearing none, the minutes were accepted as submitted.

Eight resolutions were presented and unanimously approved.

Resolution 12043, attached in Appendix 1, was presented by Andrea Bowman, Corporate Secretary, to establish the schedule for the regularly-scheduled public meetings of the PHA Board of Commissioners through May of 2020, as required under the amended By-Laws of the Board. Commissioner Purnell, as a member of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second, and there being no discussion or public comment, for which an opportunity was provided (as it was for all the resolutions), the motion was unanimously approved.

Resolution 12044, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize PHA to contract with Wyatt Elevator

Company and Brandywine Elevator Company for elevator maintenance and repair services in an aggregate amount not to exceed five million seventy-three thousand dollars (\$5,073,000.00). Vice-Chair Wetzel, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second, Commissioner Wetzel stated that the resolution had been presented to and reviewed by the Finance Committee, which recommended its adoption. There being no further discussion, the motion was unanimously approved.

Resolution 12045, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Townes Mechanical Contractors, Inc.; Vellniece Construction LLC; DKJ Construction, Inc.; W & W Contractors, Inc.; Torrado Construction Co., Inc.; Milestone Construction Mgmt, Inc.; and CPR Plumbing, Inc. for maintenance-related services for small general contractors in an aggregate amount not to ten million dollars (\$10,000,000.00). Vice-Chair Wetzel, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second and discussion regarding the success of PHA's small general contractors' program, which has a large number of minority-owned, women-owned, and/or Section 3 businesses, the motion was unanimously approved.

Resolution 12046, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract to contract with Dilworth Paxson, LLP; Clark Hill, PLC; and Ahmad Zaffarese, LLC for non-litigation legal services in an aggregate amount not to exceed ten million dollars (\$10,000,000.00). Vice-Chair Wetzel, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second, Vice-Chair Wetzel noted that the committee had met, reviewed the resolution, and recommended its approval. There being no further discussion, the motion was unanimously approved.

Resolution 12047, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice President – Planning and Development, to authorize PHA's closing on a Rental Assistance Demonstration ("RAD") Transfer of Assistance for thirty-seven (37) public housing units, a loan of two million four hundred thousand dollars (\$2,400,000.00) and authorization to convey five (5) vacant lots to the limited partnership entity that will own the Susquehanna Square development. Commissioner Purnell, as a member of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second and discussion, including public comment by Jennifer Bennetch, the motion was unanimously approved.

Resolution 12048, attached in Appendix 1, was presented Lopa Kolluri, Sr. Executive Vice President and Chief Development & Operations Officer, to approve submission of a RAD Program Application for Fairhill Apartments, a development of two hundred sixty-four (264) units located in two (2) towers and a series of low-rise buildings. Ms. Kolluri explained the significant benefits of the conversion, financial challenges related to the current development, and that residents participating in the related meetings were positive about the application. Commissioner Purnell, as a member of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second and discussion, including public comment by Jennifer Bennetch, the motion was unanimously approved.

Resolution 12049, attached in Appendix 1, was presented by Joshua McQuoid, Assistant Vice President of Human Resources, to authorize PHA to contract with Independence Blue Cross and its subsidiaries for employee health and prescription insurance policies in a total aggregate amount not to exceed thirty-nine million dollars (\$39,000,000.00). Vice-Chair Wetzel, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second, Commissioner Wetzel reviewed the significant cost benefit of the recommended proposal, with no lessening of services. There being no further discussion, the motion was unanimously approved.

Resolution 12050, attached in Appendix 1, was presented by Joshua McQuoid, Assistant Vice President of Human Resources, to authorize PHA to contract with Symetra Life Insurance Company and its subsidiaries for employee group life insurance and accidental death and dismemberment insurance, as well as executive long-term disability insurance, in an aggregate amount not to exceed six hundred twenty-seven thousand dollars (\$627,000.00). Vice-Chair Wetzel, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second, Commissioner Wetzel noted that the proposal was the best for cost-effectiveness and benefits offered and that the committee recommended approval. There being no further discussion, the motion was unanimously approved.

Before opening the meeting for public comment, a short video was shown at 3:35 p.m., regarding the partnership between Habitat for Humanity Philadelphia and PHA, especially their efforts in the Sharswood area.

The meeting was then opened for **public comment** at approximately 3:42 p.m. and the names of those speaking and their topics are attached as Appendix 2.

There being no further public comment the Chair stated that the next meeting would be June 20, 2019, and asked for a motion to adjourn, which was made, seconded and unanimously approved.

The meeting ended at approximately 4:00 p.m.

Respectfully submitted,



Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
ANNUAL MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, MAY 16, 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 April 18, 2019, as distributed.
- D. **New Business**
1. **RESOLUTION ESTABLISHING THE SCHEDULE FOR REGULAR MEETINGS OF THE PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS THROUGH MAY OF 2020**

Andrea Bowman
 2. **RESOLUTION AUTHORIZING CONTRACTS FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES WITH WYATT ELEVATOR COMPANY AND BRANDYWINE ELEVATOR COMPANY**

Dave Walsh
 3. **RESOLUTION AUTHORIZING CONTRACTS FOR MAINTENANCE-RELATED SERVICES FOR SMALL GENERAL CONTRACTORS WITH TOWNES MECHANICAL CONTRACTORS, INC., VELLNIECE CONSTRUCTION LLC, DKJ CONSTRUCTION, INC., W & W CONTRACTORS, INC., TORRADO CONSTRUCTION CO., INC., MILESTONE CONSTRUCTION MGMT, INC. AND CPR PLUMBING, INC.**

Dave Walsh
 4. **RESOLUTION AUTHORIZING NON-LITIGATION LEGAL SERVICES CONTRACTS WITH DILWORTH PAXSON, LLP; CLARK HILL, PLC; AND AHMAD ZAFFARESE, LLC**

Dave Walsh
 5. **RESOLUTION AUTHORIZING SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF RENTAL ASSISTANCE DEMONSTRATION PROGRAM TRANSFER OF ASSISTANCE CLOSING DOCUMENTS; DISPOSITION APPLICATIONS, FOR FIVE (5) VACANT PROPERTIES; AND AUTHORIZATION TO PROVIDE A LONG-TERM LOAN TO THE SUSQUEHANNA SQUARE DEVELOPMENT**

Nicholas Dema

6. **RESOLUTION AUTHORIZING SUBMISSION OF A RENTAL ASSISTANCE DEMONSTRATION PROGRAM APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FAIRHILL APARTMENTS AND CERTIFICATION OF AN AGREEMENT TO COMPLY WITH ALL REQUIREMENTS OF THE PROGRAM**

Lopa Kolluri

7. **RESOLUTION AUTHORIZING A CONTRACT WITH INDEPENDENCE BLUE CROSS TO PROVIDE EMPLOYEE HEALTH INSURANCE**

Joshua McQuoid

8. **RESOLUTION AUTHORIZING A CONTRACT WITH SYMETRA LIFE INSURANCE COMPANY TO PROVIDE EMPLOYEE GROUP LIFE INSURANCE & ACCIDENTAL DEATH AND DISMEMBERMENT INSURANCE AND EXECUTIVE LONG-TERM DISABILITY INSURANCE POLICIES**

Joshua McQuoid

E. Public Comment Period

RESOLUTION NO. 12043

RESOLUTION ESTABLISHING THE SCHEDULE FOR REGULAR MEETINGS OF THE PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS THROUGH MAY OF 2020

WHEREAS, under Section 401 of the amended By-Laws of the Philadelphia Housing Authority (“PHA”) Board of Commissioners (“Board”), as adopted by Resolution No. 11724 on September 25, 2014, the annual meeting of the Board shall be held in either April or May of each year and at the annual meeting, “the Authority shall establish a schedule of its regularly scheduled meetings during the ensuing one-year period;” and

WHEREAS, by Resolution No. 11993, adopted by the Board on May 17, 2018, the Board established its schedule of regularly-scheduled meetings for the next twelve (12) months, which included this meeting; and


WHEREAS, this Board meeting is the Annual Board meeting for 2019; and

WHEREAS, Section 709 (a) of the Sunshine Act, 65 Pa.C.S.A. §§ 701–716 (“Sunshine Act”), requires, *inter alia*, public notice of an agency’s first regular annual meeting and that the agency “shall give public notice of the schedule of its remaining regular meetings;” and

WHEREAS, from this date until the next Annual Board meeting, which is to be held in April or May of 2020, the Board wishes to have the following regularly-scheduled Board meetings on the following dates, unless changed by public notice at least two days (48 hours) prior to the meeting (with special meetings requiring 24 hours’ public notice, pursuant to the Sunshine Act), to be held at 2013 Ridge Ave., Philadelphia, PA, 19121, at 3 p.m., unless publicized in advance, as required, to be at a different time or location:

- June 20, 2019
- July 18, 2019
- August – None
- September 19, 2019
- October 17, 2019
- November 21, 2019
- December 19, 2019
- January 16, 2020
- February 20, 2020
- March 19, 2020
- April 16, 2020
- May 21, 2020

BE IT RESOLVED, that the PHA Board of Commissioners hereby adopts the schedule, as set forth above, for its regularly-scheduled meetings, from this date through May of 2020.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/16/19

ATTORNEY FOR PHA

RESOLUTION NO. 12044

RESOLUTION AUTHORIZING CONTRACTS FOR ELEVATOR MAINTENANCE AND REPAIR SERVICES WITH WYATT ELEVATOR COMPANY AND BRANDYWINE ELEVATOR COMPANY

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for elevator maintenance and repair services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and


WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Wyatt Elevator Company and Brandywine Elevator Company; and

WHEREAS, work is to be assigned to each of the two (2) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contracts at any time during the course of these contracts at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the two (2) contracts, combined, shall not exceed five million seventy-three thousand dollars (\$5,073,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is two million twenty-nine thousand two hundred dollars (\$2,029,200.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is one million fourteen thousand six hundred dollars (\$1,014,600.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is one million fourteen thousand six hundred dollars (\$1,014,600.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is one million fourteen thousand six hundred dollars (\$1,014,600.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Wyatt Elevator Company and Brandywine Elevator Company for a total aggregate amount not to exceed five million seventy-three thousand dollars (\$5,073,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/16/18

ATTORNEY FOR PHA

RESOLUTION NO. 12045

RESOLUTION AUTHORIZING CONTRACTS FOR MAINTENANCE-RELATED SERVICES FOR SMALL GENERAL CONTRACTORS WITH TOWNES MECHANICAL CONTRACTORS, INC., VELLNIECE CONSTRUCTION LLC, DKJ CONSTRUCTION, INC., W & W CONTRACTORS, INC., TORRADO CONSTRUCTION CO., INC., MILESTONE CONSTRUCTION MGMT, INC. AND CPR PLUMBING, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for maintenance-related services for small general contractors and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and


WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Townes Mechanical Contractors, Inc.; Vellniece Construction LLC; DKJ Construction, Inc.; W & W Contractors, Inc.; Torrado Construction Co., Inc.; Milestone Construction Mgmt, Inc.; and CPR Plumbing, Inc.; and

WHEREAS, work is to be assigned to each of the seven (7) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contracts at any time during the course of these contracts at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the seven (7) contracts, combined, shall not exceed ten million dollars (\$10,000,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is four million dollars (\$4,000,000.00); and
- 2) The aggregate not-to-exceed amount for each of the first, second and third one-year option periods is two million dollars (\$2,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Townes Mechanical Contractors, Inc.; Vellniece Construction LLC; DKJ Construction, Inc.; W & W Contractors, Inc.; Torrado Construction Co., Inc.; Milestone Construction Mgmt, Inc.; and CPR Plumbing, Inc. for a total aggregate amount not to exceed ten million dollars (\$10,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/16/18

ATTORNEY FOR PHA

RESOLUTION NO. 12046

**RESOLUTION AUTHORIZING NON-LITIGATION LEGAL SERVICES CONTRACTS WITH
DILWORTH PAXSON, LLP; CLARK HILL, PLC; AND AHMAD ZAFFARESE, LLC**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for non-litigation legal services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and


WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Dilworth Paxson, LLP; Clark Hill, PLC; and Ahmad Zaffarese, LLC; and

WHEREAS, work is to be assigned to each of the three (3) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contracts at any time during the course of these contracts at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the four (4) contracts, combined, shall not exceed ten million dollars (\$10,000,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is four million dollars (\$4,000,000.00); and
- 2) The aggregate not-to-exceed amount for the first one-year option period is two million dollars (\$2,000,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is two million dollars (\$2,000,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is two million dollars (\$2,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Dilworth Paxson, LLP; Clark Hill, PLC; and Ahmad Zaffarese, LLC for a total aggregate amount not to exceed ten million dollars (\$10,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/16/19

ATTORNEY FOR PHA

RESOLUTION NO. 12047

RESOLUTION AUTHORIZING SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OF RENTAL ASSISTANCE DEMONSTRATION PROGRAM TRANSFER OF ASSISTANCE CLOSING DOCUMENTS; DISPOSITION APPLICATIONS, FOR FIVE (5) VACANT PROPERTIES; AND AUTHORIZATION TO PROVIDE A LONG-TERM LOAN TO THE SUSQUEHANNA SQUARE DEVELOPMENT

WHEREAS, the Philadelphia Housing Authority ("PHA") desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop new or preserve existing low-income housing through public-private partnerships; and

WHEREAS, on or about March 27, 2015, PHA received authorization from the U.S. Department of Housing and Urban Development ("HUD") to transfer assistance from nine hundred eighty-six (986) scattered site public housing units under the Rental Administration Demonstration ("RAD") program; and

WHEREAS, PHA has closed thirteen (13) RAD transfer of assistance transactions, creating six hundred twenty-six (626) units of affordable housing, and in PHA's Fiscal Year 2019 Moving to Work Plan, the Board approved a Susquehanna Square development RAD Significant Amendment; and

WHEREAS, the Susquehanna Square project is a thirty-seven (37) unit, new-construction, 4% low income housing tax credit housing development for families in North Central Choice Neighborhood boundary that will be comprised of two newly-constructed three-story walk-up buildings on the 2100 blocks of North 15th and 16th Streets, which will house thirty-five (35) apartments, and two (2) units in a three-story duplex at 1601 Diamond Street; on properties owned by PHA and the Philadelphia Redevelopment Authority; and

WHEREAS, after closing this transaction, PHA, in accordance with HUD requirements, may sell each of the scattered site units that provided the transfer of assistance funding and restrict the use for affordable housing, sell at fair market value and use the proceeds for affordable housing purposes, or otherwise use in accordance with approved RAD Program requirements; and

WHEREAS, PHA is also seeking disposition approval to transfer ownership of five (5) vacant lots to the Susquehanna Square development for nominal consideration, as their use will be for the purpose of providing low-income housing through the Susquehanna Square project at the following addresses: 2137 N. 15th St., 2153 N. 15th St., 2118 N. 16th St., 2120 N. 16th St., and 2122 N. 16th St.; and

WHEREAS, the proposed project has received a two million four hundred thousand dollar (\$2,400,000.00) funding award from the City of Philadelphia, which amount PHA would match with a long-term loan, with payments deferred until the end of the term;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his designee(s), to take all reasonable and necessary actions with regard to the transactions set forth above, to: 1) complete and submit the required documentation to HUD for the closing of the RAD conversion and the Disposition Applications; 2) dispose of the transferred units (34 properties, equaling 37 units) in accordance with RAD Program requirements; 3) execute all documents necessary to close the transactions, including the transfer of title to the five (5) vacant lots and closing on the conversion of the scattered site transfer units; and 4) provide a long-term two million four hundred thousand dollar (\$2,400,000.00) loan to Susquehanna Square, to assist with construction of the development, subject to the availability of funds therefor.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/16/19

ATTORNEY FOR PHA

RESOLUTION NO. 12048

RESOLUTION AUTHORIZING SUBMISSION OF A RENTAL ASSISTANCE DEMONSTRATION PROGRAM APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FAIRHILL APARTMENTS AND CERTIFICATION OF AN AGREEMENT TO COMPLY WITH ALL REQUIREMENTS OF THE PROGRAM

WHEREAS, the Philadelphia Housing Authority (“PHA”) seeks to consider plans to re-develop the Fairhill Apartments public housing property (AMP 055), consisting of two hundred sixty-four (264) units; and

WHEREAS, the Rental Assistance Demonstration Program (“RAD”) of U.S. Department of Housing and Urban Development (“HUD”) allows housing authorities to convert its public housing properties from a public housing (Section 9) subsidy to project-based Section 8 rental assistance; and

WHEREAS, the RAD conversion process also allows for the use of Low Income Housing Tax Credits (“LIHTC”), public or private debt, and grant funds for financing rehabilitation of the properties; and

WHEREAS, the Board of Commissioners previously approved the submission of numerous RAD applications by Resolution No. 11665; and

WHEREAS, in order to submit a RAD application for a development, PHA must hold two meetings with the residents of the subject development and obtain Board approval for the submission of the application; and

WHEREAS, PHA held meeting with residents on April 23 and 25, 2019 and received very positive feedback for the redevelopment of the site; and

WHEREAS, the RAD program is advantageous to PHA in that it preserves the long term affordability of the units and provides substantial protections for PHA tenants including, but not limited to, a right to return, a prohibition on rescreening and the right to organize; and

WHEREAS, HUD approval of PHA’s RAD Program Application, as made pursuant to this resolution, will not require PHA to convert units that are approved for conversion, but will allow PHA the option to do so; and

WHEREAS, no RAD conversion can be carried out without further review and approval by the Board of Commissioners of additional required agreements and contracts arising from the RAD conversion;

BE IT RESOLVED that the PHA Board of Commissioners authorizes the President & CEO and/or his authorized designee(s) to execute a RAD Program Application for Fairhill Apartments, to certify to comply with all requirements of the RAD Program and applicable RAD Notices, and to take all necessary actions related to the submission to HUD of the documents referenced herein.

I hereby certify that this was

APPROVED BY THE BOARD ON 5/16/19

James M. Reder

ATTORNEY FOR PHA

RESOLUTION NO. 12049

RESOLUTION AUTHORIZING A CONTRACT WITH INDEPENDENCE BLUE CROSS TO PROVIDE EMPLOYEE HEALTH INSURANCE

WHEREAS, the Philadelphia Housing Authority ("PHA") currently provides health insurance for its full-time, regular status employees, and has an obligation to continue to do so, as stated in the Employee Handbook and applicable collective bargaining agreements; and

WHEREAS, the current health insurance policy in force expires July 31, 2019; and

WHEREAS, pursuant to Resolution No. 11732, approved by this Board on September 25, 2014, PHA entered into a contract with Model Consulting to perform employee benefits consulting and brokerage services, and the contract's Scope of Work included procurement and solicitation services on behalf of PHA for its employee benefits policies; and

WHEREAS, on March 1, 2015, Model Consulting changed its name to CBIZ Model Consulting ("CBIZ"); and

WHEREAS, at PHA's request, CBIZ solicited medical insurance quotations from various insurers; and


WHEREAS, based on a review of recommendations from CBIZ, PHA selected Independence Blue Cross as providing the most appropriate employee medical coverage options for the plan year beginning August 1, 2019 and ending July 31, 2020, with one (1) one-year option; and

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee and the supporting documents were reviewed by CBIZ and PHA's Contracting Officer; and

WHEREAS, based upon the consensus evaluation of the evaluation committee and CBIZ, it is recommended that a contract be awarded to Independence Blue Cross for a not-to-exceed aggregate total, if the one option is exercised, of thirty-nine million dollars (\$39,000,000.00), as follows:

- 1) The not-to-exceed amount for the one-year base period is seventeen million dollars (\$17,000,000.00);
- 2) The not-to exceed amount for the one (1) one-year option period is twenty-two million dollars (\$22,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Independence Blue Cross, for a total aggregate amount not to exceed thirty-nine million dollars (\$39,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/16/19

ATTORNEY FOR PHA

RESOLUTION NO. 12050

RESOLUTION AUTHORIZING A CONTRACT WITH SYMETRA LIFE INSURANCE COMPANY TO PROVIDE EMPLOYEE GROUP LIFE INSURANCE & ACCIDENTAL DEATH AND DISMEMBERMENT INSURANCE AND EXECUTIVE LONG-TERM DISABILITY INSURANCE POLICIES

WHEREAS, the Philadelphia Housing Authority ("PHA") currently provides group term life insurance/accidental death and dismemberment insurance ("Life & AD/D") for its full-time, regular status employees, and has an obligation to continue to do so, as stated in the Employee Handbook and applicable collective bargaining agreements; and

WHEREAS, PHA wishes to provide long-term disability insurance ("LTD") to its executive-level employees and the current Life & AD/D policy in force expires July 31, 2019; and

WHEREAS, pursuant to Resolution No. 11732, approved by this Board on September 25, 2014, PHA entered into a contract with Model Consulting to perform employee benefits consulting and brokerage services, and the contract's Scope of Work included procurement and solicitation services on behalf of PHA for its employee benefits policies; and

WHEREAS, on March 1, 2015, Model Consulting changed its name to CBIZ Model Consulting ("CBIZ"); and
at PHA's request, CBIZ solicited Life & AD/D and LTD quotations from various insurers; and

WHEREAS, the solicitation included requests for quote for the following voluntary, employee-paid insurance policies: short-term disability, long-term disability, and term life insurance policies; and


WHEREAS, based on a review of recommendations from CBIZ, PHA selected Symetra Life Insurance Company as providing the most appropriate coverage options for the plan year beginning August 1, 2019 and ending July 31, 2020, with two (2) one-year options; and

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee and the supporting documents were reviewed by CBIZ and PHA's Contracting Officer; and

WHEREAS, based upon the consensus evaluation of the evaluation committee and CBIZ, it is recommended that a contract be awarded to Symetra Life Insurance Company for a not-to-exceed aggregate total, if both of the options are exercised, of six hundred twenty-seven thousand dollars (\$627,000.00), as follows:

- 1) The not-to-exceed amount for the one-year base period is two hundred nine thousand dollars (\$209,000.00);
- 2) The not-to exceed amount for the first one (1) one-year option period is two hundred nine thousand dollars (\$209,000.00);
- 3) The not-to exceed amount for the second one (1) one-year option period is two hundred nine thousand dollars (\$209,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Symetra Life Insurance Company, for a total aggregate amount not to exceed six hundred twenty-seven thousand dollars (\$627,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/16/19

ATTORNEY FOR PHA

APPENDIX 2

APPENDIX 2

MAY 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: Fredo Thompson
 Maintenance Issue? Yes ___ No Other (topic): Occupy PHA ✓
- Name: Janet Bradley
 Maintenance Issue? Yes No Other (topic): #occupy PHA ✓
The Purpose phila Pa Residents of matter
- Name: Jennifer Bennett
 Maintenance Issue? Yes ___ No ___ Other (topic): corruption #occupy PHA ✓
- Name: Ruth I. Birchett
 Maintenance Issue? Yes ___ No ___ Other (topic): PHA developments + Police ✓
- Name: Craig Brinkley
 Maintenance Issue? Yes ___ No ___ Other (topic): General
Block Captain - Community Leader
- Name: Denise Ripley
 Maintenance Issue? Yes ___ No ___ Other (topic): Parking - Gene- ✓