

September 24, 2009

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for September was held on Thursday, September 24, 2009 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 Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 twelve (12) Resolutions to be considered as PHA reached a consensus with the residents at the Pre-Board Meeting held last week and the 12th is a resolution which we received, which is a requirement to turn into HUD by tomorrow. It is when we acknowledge or receive a small grant from HUD, from the White House, from the President, through the stimulus, for around 36 million dollars and we're going to accept this money.

The next order of business was the approval of May 28, 2009 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 11.2.09

ATTORNEY FOR PHA

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

RESOLUTION NO. 11332

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON MAY 28, 2009**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on May 28, 2009 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 Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Eiding;

RESOLUTION NO. 11333

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH TAGUE LUMBER FOR THE SUPPLY/DELIVERY OF VINYL REPLACEMENT WINDOWS
(SOLICITATION NO. P-003815)**

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for vinyl replacement windows; and

WHEREAS, Solicitation No. P-003815 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, seven (7) offerors responded to the solicitation by submitting a bid as follows:

Adept Window Co
Emerald Window Inc
Interstate Building Materials Inc
Okna Windows and Doors
Tague Lumber
Trend Company Inc
Window World of Philadelphia

WHEREAS, the bids were reviewed and evaluated by the Warehouse Manager and 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 Tague Lumber; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **SIX HUNDRED FIFTY-FOUR THOUSAND, NINE HUNDRED AND FIFTY-TWO DOLLARS, FIFTY CENTS (\$654,952.50)** for the Two Year Base Period; **THREE HUNDRED TWENTY-SEVEN THOUSAND, FOUR HUNDRED SEVENTY-SIX DOLLARS AND TWENTY-FIVE CENTS (\$327,476.25)** if PHA exercises Option Year 1; **THREE HUNDRED TWENTY-SEVEN THOUSAND, FOUR HUNDRED SEVENTY-SIX DOLLARS AND TWENTY-FIVE CENTS (\$327,476.25)** if PHA exercises Option Year 2; **THREE HUNDRED TWENTY-SEVEN THOUSAND, FOUR HUNDRED SEVENTY-SIX DOLLARS AND TWENTY-FIVE CENTS (\$327,476.25)** if PHA exercises Option Year 3 for a total contract amount not to exceed **ONE MILLION, SIX HUNDRED THIRTY-SEVEN THOUSAND, THREE HUNDRED EIGHTY-ONE DOLLARS AND TWENTY-FIVE CENTS (\$1,637,381.25)** to Tague Lumber; 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 Tague Lumber for the provision of vinyl replacement windows.

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 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:

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

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell;

RESOLUTION NO. 11334

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH SINGERS APPLIANCE FOR THE SUPPLY/DELIVERY OF RANGES AND REFRIGERATORS (SOLICITATION NO. P-003807)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for ranges and refrigerators; and

WHEREAS, Solicitation No. P-003807 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, five (5) offerors responded to the solicitation by submitting a bid as follows:

Decision Distribution
Frankford Appliance
General Electric Company
PC Richard and Son
Singers Appliance

WHEREAS, the bids were reviewed and evaluated by Design Department and 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 Singers Appliance; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **TWO HUNDRED SIXTEEN THOUSAND, THREE HUNDRED DOLLARS (\$216,300.00)** for the Two Year Base Period; **ONE HUNDRED FORTY-FOUR THOUSAND, TWO HUNDRED DOLLARS (\$144,200.00)** if PHA exercises Option Year 1; **ONE HUNDRED AND FORTY-FOUR THOUSAND, TWO HUNDRED DOLLARS (\$144,200.00)** if PHA exercises Option Year 2; **ONE HUNDRED FORTY-FOUR THOUSAND TWO HUNDRED DOLLARS (\$144,200.00)** if PHA exercises Option Year 3 for a total contract amount not to exceed **SIX HUNDRED FORTY-EIGHT THOUSAND, NINE HUNDRED DOLLARS (\$648,900)** to Singers Appliance; 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 Singers Appliance for the provision of Ranges and Refrigerators.

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 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:

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

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Eiding;

RESOLUTION NO. 11335

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH OLIVER SPRINKLER CO., INC. FOR THE CONVERSION OF EXISTING DRY STANDPIPE TO CODE COMPLIANT WET STANDPIPE (SOLICITATION NO. P-003832-R)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for a firm to perform the design, construction and management oversight as necessary to convert existing dry standpipe fire suppression systems into the following Code compliant systems and automatic dry standpipe fire suppression systems at ten (10) PHA sites (see attachment A); and

WHEREAS, The award of this contract is being made with the funds provided in whole or in part by the American Recovery and Reinvestment Act of 2009; and

WHEREAS, Solicitation No. P-003832-R 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:

Dale Corporation
Hunter Roberts Construction Group
Oliver Sprinkler Co., Inc.

WHEREAS, the proposals were reviewed and rated by the Review Committee and 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 Oliver Sprinkler Co., Inc; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a duration of one (1) year from the issuance of the contract notice to proceed in accordance with the approved Project Master Schedule in an amount not to exceed **SIX MILLION, FOUR HUNDRED FORTY ONE THOUSAND, EIGHT HUNDRED FORTY FIVE DOLLARS (\$6,441,845.00)** to Oliver Sprinkler Co., 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 Oliver Sprinkler Co., Inc. for the provision of Conversion of Existing Dry Standpipe to Code Compliant Wet Standpipe; and

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:

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

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell;

RESOLUTION NO. 11336

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH MUNICIPAL SERVICES BUREAU FOR THE PROVISION OF DEBT COLLECTION SERVICES
(SOLICITATION NO. P-003735)**

WHEREAS, the Philadelphia Housing Authority identified a need for Debt Collection Services; and

WHEREAS, Solicitation No. P-003735 was drawn up according to established procedures, and was properly advertised in the Philadelphia Inquirer and several community newspapers; 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, two (2) companies responded to the solicitation by submitting proposals as follows:

Municipal Services Bureau
Penn Credit Corporation; and

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, it is recommended that a contract be awarded to Municipal Services Bureau; and

WHEREAS, it is further recommended that the amount of the contract, if awarded, shall be for a one (1) year base period with two one (1) year option periods with a recovery fee not to exceed **SEVENTEEN AND NINE-TENTHS** (17.90%) for the base and option periods.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with Municipal Services Bureau for the provision of debt collection services; and

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.

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

RESOLUTION NO. 11337

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH B.T.C. FOODS, INC. FOR ADULT DAY CARE CONGREGATE MEALS AT THE RIDGE AVENUE ADULT DAY CARE CENTER (SOLICITATION NO. P-003858)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for a contractor to supply food as described in the scope of work at the Ridge Avenue Adult Day Care Center; and

WHEREAS, Solicitation No. P-003858 was developed according to established procedures; and

WHEREAS, the Request for Proposal was mailed to the two state pre-approved vendors for this type of work; and

WHEREAS, one (1) bidder responded to the solicitation by submitting a proposal as follows:

B.T.C. Foods, Inc.; and

WHEREAS, the proposal was reviewed and evaluated by the Executive General Manager of Customer Support Services, Legal Counsel and the Contracting Officer; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to B.T.C. Foods, Inc.; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a one (1) year base period with two (2) one-year option periods in an amount not to exceed **FORTY NINE THOUSAND, FOUR HUNDRED DOLLARS, (\$49,400.00)** for the Base Year; **FIFTY THOUSAND, NINE HUNDRED SIXTY DOLLARS, (\$50,960.00)** if PHA exercises Option Year 1; **FIFTY TWO THOUSAND, FIVE HUNDRED TWENTY DOLLARS, (\$52,520.00)** if PHA exercises Option Year 2; to B.T.C. Foods, Inc. for a total contract amount not to exceed **ONE HUNDRED FIFTY TWO THOUSAND, EIGHT HUNDRED EIGHTY DOLLARS, (\$152,880.00)**; and

NOW, THEREFORE, 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 B.T.C. Foods, Inc. for Adult Day Care Congregate Meals at Ridge Avenue Day Care Center; and

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 Executive Director; 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 Executive Director shall cease.

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 Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell;

RESOLUTION NO. 11338

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS WITH G&C ENVIRONMENTAL SERVICES, INC., USA ENVIRONMENTAL MANAGEMENT, INC., AND SYNERTECH, INC. FOR THE PROVISION OF PROVISION OF LEAD BASED PAINT & LEAD HAZARDS (SOLICITATION NO. P-003750)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for Lead Based Paint & Lead Hazards; and

WHEREAS, Solicitation No. P-003750 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, eight (8) offerors responded to the solicitation by submitting a proposal as follows:

Criterion Laboratories, Inc.
American Westech, Inc.
Synertech Environmental Consulting, Inc.
Environmental Protection Inspection
Asset Management Specialists, Inc.
LEW Corporation
USA Environmental Management, Inc.
G&C Environmental Services, Inc.

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, 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 G&C Environmental Services, Inc., USA Environmental Management, Inc., and Synertech, Inc.; and

WHEREAS, it is further recommended that the contract shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **THREE HUNDRED EIGHTEEN THOUSAND, TWO HUNDRED SIXTY FIVE DOLLARS (\$318,265.00)** for Base Years 1 and 2; **ONE HUNDRED SIXTY THOUSAND, FIVE HUNDRED EIGHTY FOUR DOLLARS, FIFTY CENTS (\$160,584.50)** if PHA exercises Option Year 1; **ONE HUNDRED SIXTY THREE THOUSAND, FIVE HUNDRED TWENTY THREE DOLLARS, SEVENTY SIX CENTS (\$163,523.76)** if PHA exercises Option Year 2; **ONE HUNDRED SIXTY EIGHT THOUSAND, THREE HUNDRED NINETY SIX DOLLARS, FIFTY FIVE CENTS (\$168,396.55)** if PHA exercises Option Year 3; a total contract amount not to exceed **EIGHT HUNDRED TEN THOUSAND, SEVEN HUNDRED SIXTY NINE DOLLARS, EIGHTY ONE CENTS (\$810,769.81)** to G&C Environmental Services, Inc.; and

WHEREAS, it is further recommended that the contract shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **TWO HUNDRED THIRTY EIGHT THOUSAND, FOUR HUNDRED SIXTY DOLLARS (\$238,460.00)** for Base Years 1 and 2; **ONE HUNDRED NINETEEN THOUSAND, TWO HUNDRED THIRTY DOLLARS (\$119,230.00)** if PHA exercises Option Year 1; **ONE HUNDRED TWENTY TWO THOUSAND, EIGHT HUNDRED SIX DOLLARS, NINETY CENTS (\$122,806.90)** if PHA exercises Option Year 2; **ONE HUNDRED TWENTY TWO THOUSAND, EIGHT HUNDRED SIX DOLLARS, NINETY CENTS (\$122,806.90)** if PHA exercises Option Year 3; a

total contract amount not to exceed **SIX HUNDRED THREE THOUSAND, THREE HUNDRED THREE DOLLARS, EIGHTY CENTS (\$603,303.80)** to USA Environmental Management, Inc.; and

WHEREAS, it is further recommended that the contract shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **THREE HUNDRED ONE THOUSAND, SEVEN HUNDRED FIFTY DOLLARS (\$301,750.00)** for Base Years 1 and 2; **ONE HUNDRED FIFTY THOUSAND, EIGHT HUNDRED SEVENTY FIVE DOLLARS (\$150,875.00)** if PHA exercises Option Year 1; **ONE HUNDRED FIFTY TWO THOUSAND, EIGHT HUNDRED SIXTY FIVE DOLLARS (\$152,865.00)** if PHA exercises Option Year 2; **ONE HUNDRED FIFTY FIVE THOUSAND, TWO HUNDRED FIFTY FIVE DOLLARS (\$155,255.00)** if PHA exercises Option Year 3; a total contract amount not to exceed **SEVEN HUNDRED SIXTY THOUSAND, SEVEN HUNDRED FORTY FIVE DOLLARS (\$760,745.00)** to Synertech, Inc.; 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 G&C Environmental Services, Inc., USA Environmental Management, Inc., and Synertech, Inc. for the provision of Lead Based Paint & Lead Hazards.

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 contract shall exist; (3) no contracts shall exist until signed by the Executive Director; and (4) if PHA and the offerors 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:

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

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Eiding;

RESOLUTION NO. 11339

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH PC RICHARD AND SON FOR THE SUPPLY/DELIVERY OF GAS RANGES (SOLICITATION NO. P-003852)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for gas ranges; and

WHEREAS, Solicitation No. P-003852 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, three (3) offerors responded to the solicitation by submitting a bid as follows:

Decision Distribution
General Electric Company
PC Richard and Son

WHEREAS, the bids were reviewed and evaluated by the Warehouse Department and 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 PC Richard and Son; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year base period only; the amount is not to exceed **SIX HUNDRED NINETY-ONE THOUSAND, SEVEN HUNDRED THIRTY-TWO DOLLARS (\$691,732.00)** for the Two Year Base Period; for a total contract amount not to exceed **SIX HUNDRED NINETY-ONE THOUSAND, SEVEN HUNDRED THIRTY-TWO DOLLARS (\$691,732.00)** to PC Richard and Son; 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 PC Richard and Son for the provision of Gas Ranges.

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 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:

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

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell;

RESOLUTION NO. 11340

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH GOLD MEDAL DISPOSAL FOR THE PROVISION OF SOLID WASTE REMOVAL SERVICE
(SOLICITATION NO. P-003771-R-3)**

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for solid waste removal service at locations within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003771-R-3 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, one (1) offeror responded to the solicitation by submitting a proposal as follows:

Gold Medal Disposal

WHEREAS, the proposal was reviewed and evaluated by the Review Committee and Legal Counsel and the supporting documents were reviewed by the Director, Contracts & Procurement; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to Gold Medal Disposal; and

WHEREAS, it is further recommended that the contract shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **ONE HUNDRED EIGHT THOUSAND, THREE HUNDRED EIGHTEEN DOLLARS, EIGHT CENTS (\$108,318.08)** for Base Years 1&2; **FIFTY FOUR THOUSAND, ONE HUNDRED FIFTY NINE DOLLARS, FOUR CENTS (\$54,159.04)** if PHA exercises Option Year 1; **FIFTY FOUR THOUSAND, ONE HUNDRED FIFTY NINE DOLLARS, FOUR CENTS (\$54,159.04)** if PHA exercises Option Year 2; **FIFTY FOUR THOUSAND, ONE HUNDRED FIFTY NINE DOLLARS, FOUR CENTS (\$54,159.04)** if PHA exercises Option Year 3; a total contract amount not to exceed **TWO HUNDRED SEVENTY THOUSAND, SEVEN HUNDRED NINETY FIVE DOLLARS, TWENTY CENTS (\$270,795.20)** to Gold Medal Disposal; 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 Gold Medal Disposal for the provision of Solid Waste Removal Service.

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 any 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:

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

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Eiding;

RESOLUTION NO. 11341

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO TRANSFER CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 13,000 SQUARE FEET OR 0.3 ACRES, LOCATED ON THE WEST SIDE OF THE 700 BLOCK OF SOUTH JUNIPER STREET, BETWEEN FITZWATER AND CATHERINE STREETS, TO 777 SOUTH BROAD STREET ASSOCIATES, L.P. FOR FAIR MARKET VALUE, AS DETERMINED BY INDEPENDENT APPRAISAL, PLUS FEES AND COSTS OF SETTLEMENT AS DETERMINED BY THE PARTIES, FOR PARKING IN CONNECTION WITH ITS MARKET RATE HOUSING DEVELOPMENT

WHEREAS, PHA is the owner of certain real property containing approximately 13,000 square feet or 0.3 acres, located on the West side of the 700 block of South Juniper Street, between Fitzwater and Catherine Streets (the "Property"); and

WHEREAS, 777 South Broad Street Associates, L.P. (the "Developer") desires the Property for use as parking in connection with its new market rate housing development located adjacent to the Property (the "Project"); and

WHEREAS, the Developer will pay fair market value for the Property, as determined by independent appraisal, plus fees and costs of settlement as determined by PHA and the Developer; and

WHEREAS, the Property was formerly part of PHA's Martin Luther King Plaza Development ("MLK") and was approved by the U.S. Department of Housing and Urban Development ("HUD") for disposition to Uni-Penn LLC as part of the MLK mixed-finance rental housing development; and

WHEREAS, the Property is now considered incidental to and does not interfere with the continued operation of PHA's public housing inventory or of the MLK Development, and is consistent with its Annual Plan; and

WHEREAS, in order to convey the Property to the Developer, PHA must comply with certain provisions 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.

NOW, THEREFORE BE IT RESOLVED, that the Executive Director, or his designee, is hereby authorized to submit a Disposition Application, or an amendment thereto, to HUD to transfer the Property to 777 South Broad Street Associates, L.P. for parking in connection with its new market rate housing development, and to take all necessary actions to carry out the provisions of this resolution, subject to and in compliance with all applicable laws, statutes and regulations.

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 Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Eiding;

RESOLUTION NO. 11342

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH TENANT SUPPORT SERVICES, INCORPORATED TO PROVIDE COMMUNITY, SOCIAL AND ECONOMIC DEVELOPMENT SERVICES

WHEREAS, the Philadelphia Housing Authority (PHA) has identified a need to contract for resident oversight and consultation, expertise in community organization and planning, social and economic development services support to assist persons receiving housing services for programs owned/managed and/or administered by the Authority to achieve economic self-sufficiency; and

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 self sufficiency for eligible persons residing in low income public housing and/or eligible persons participating in the Housing Choice Voucher assistance programs; and

WHEREAS, the Contractor is a non-profit corporation organized under the laws of the Commonwealth of Pennsylvania. Contractor is a tax-exempt organization as described in section 501 (c)(3) of the Internal Revenue; and

WHEREAS, the Contractor has an established expertise in community outreach and organization; community planning and economic program development and has developed and provided services and programming that promote resident self-sufficiency; and

WHEREAS, based upon the demonstrated performance of the contractor it is recommended that a contract be awarded to Tenant Support Services, Inc., 642 North Broad Street, First Floor Philadelphia, PA 19130; and

WHEREAS, it is further recommended that the amount of the contract, if awarded, should not exceed **ONE MILLION THREE HUNDRED SEVENTY-ONE THOUSAND FOUR HUNDRED TWENTY-EIGHT (\$1,371,428)** in accordance with the Contractor's approved budget. Such amount shall include **FOUR HUNDRED THIRTY-FIVE THOUSAND TWENTY-NINE DOLLARS (\$435,029)** for the base period, **FOUR HUNDRED FIFTY-SIX THOUSAND SEVEN HUNDRED EIGHTY DOLLARS (\$456,780.00)** for the first option year, and **FOUR HUNDRED SEVENTY-NINE THOUSAND SIX HUNDRED NINETEEN DOLLARS (\$479,619.00)** for the second and final option year.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to execute a contract with the Tenant Support Services, Inc, located at 642 North Broad Street, First Floor, Philadelphia, PA 19130; and

BE IT FURTHER RESOLVED, that (1) the recommended Contractor complies with all terms required by the contract. (2) the contract is subject to availability of funds; (3) no contract shall exist until signed by the Contracting Officer; and (4) if PHA and the 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 void and the authority of the Executive Director shall cease.

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 Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Eiding;

RESOLUTION NO. 11343

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE THE FIRST OPTION RENEWAL OF A CONTRACT AND INSURANCE POLICY WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE (SOLICITATION P-003729)

WHEREAS, the Philadelphia Housing Authority (PHA) identified a need for Workers' Compensation and Employers' Liability Insurance; and

WHEREAS, Solicitation No. P-003729 was developed according to established procedures, and was properly advertised in the Philadelphia Inquirer and other local publications; and

WHEREAS, a Request for Proposal was mailed to the appropriate companies on PHA Bidders List and distributed to those who responded to the invitation through publications; and

WHEREAS, the proposals were reviewed by the Evaluation Committee and Contracting Officer; and

WHEREAS, pursuant to a resolution duly adopted on September 18, 2008, a contract and policy was entered into with Liberty Mutual Insurance Company ("Liberty Mutual") in an amount not to exceed **NINE MILLION SIX HUNDRED NINETY-NINE THOUSAND EIGHT HUNDRED NINETY-NINE DOLLARS (\$9,699,899.00)** for a one-year period, with two (2) one year options to renew; and

WHEREAS, the existing coverage is scheduled to expire on October 15, 2009; and

WHEREAS, it is recommended that PHA exercise its first one year option to renew the contract and that a contract and policy be awarded to Liberty Mutual; and

WHEREAS, the contract would be in an amount not to exceed **NINE MILLION SIX HUNDRED ELEVEN THOUSAND EIGHT HUNDRED SEVENTY-SIX DOLLARS (\$9,611,876.00)** for such one-year renewal period if PHA provides cash collateral to Liberty Mutual to secure PHA'S obligations to pay deductibles and certain other expenses, or an amount not to exceed approximately **NINE MILLION NINE HUNDRED SIXTY ONE THOUSAND DOLLARS (\$9,961,876.00)** if PHA provides a letter of credit to secure such PHA obligations; and

WHEREAS, PHA is evaluating the relative costs and benefits of providing cash collateral or a letter of credit, and will select the alternative that provides the greatest overall financial benefit to PHA;

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a one-year renewal of the contract with Liberty Mutual Insurance Company as described above; and

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 bidder 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:

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

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 Blackwell;

RESOLUTION NO. 11344

RESOLUTION AMENDING RESOLUTION 11295 TO INCLUDE AUTHORIZATIONS FOR THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO TAKE ALL NECESSARY STEPS TO ACCEPT AND USE THE ARRA CAPITAL FUND RECOVERY COMPETITION FUNDS RECEIVED FOR PASCHALL VILLAGE, MANTUA HOMES, WILSON PARK, HARRISON PLAZA, PARKVIEW-FAIRHILL APARTMENTS, JAMES JOHNSON HOMES, AND ANY OTHER PHA SITES BY TAKING THE FOLLOWING ACTIONS: (1) ACCEPTING THE ARRA CFRC FUNDS IN THE AMOUNT OF \$13,915,000 FOR PASCHALL VILLAGE, \$10,000,000 FOR MANTUA HOMES, \$4,750,000 FOR WILSON PARK, \$1,306,250 FOR HARRISON PLAZA, \$2,873,750 FOR PARKVIEW-FAIRHILL APARTMENTS, \$3,111,250 FOR JAMES JOHNSON HOMES, AND ANY ADDITIONAL CFRC FUNDS AWARDED; (2) EXECUTING ACC AMENDMENTS FOR SAID CFRC FUNDS AND SUBMITTING THE AMENDMENTS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; (3) USING THE CFRC FUNDS AND OTHER PHA AND NON-PHA FUNDS AS SET FORTH IN PHA'S PROPOSALS TO HUD AND IN THE ACC AMENDMENTS; AND, (4) TAKING ANY OTHER NECESSARY OR DESIRABLE RELATED ACTIVITIES OR ACTIONS IN CONNECTION THEREWITH INCLUDING UPDATING AND AMENDING PROCUREMENT POLICIES TO ACCOMMODATE ARRA'S REQUIREMENTS AND HUD GUIDANCE THERETO

WHEREAS, on February 17, 2009, the American Recovery and Reinvestment Act of 2009 ("ARRA") was signed into law; and

WHEREAS, PHA was awarded \$90,561,659 in ARRA formula capital funds ("ARRA Formula Capital Funds"), which the Board of Commissioners ("Board") authorized the Executive Director to accept and take all necessary steps to obtain and use pursuant to Resolution 11295 dated March 26, 2009; and

WHEREAS, ARRA allocated an additional \$1 billion in public housing capital funds to be distributed to housing authorities nationwide through a competitive process known as the Capital Fund Recovery Competition ("CFRC"); and

WHEREAS, in June and July 2009 the Philadelphia Housing Authority ("PHA") applied for and in September 2009 was awarded \$13,915,000 in CFRC funds for the redevelopment of the Paschall Village public housing development, \$10,000,000 for the redevelopment of the Mantua Homes public housing development, \$4,750,000 for accessibility improvements at Wilson Park public housing development, \$1,306,250 for accessibility improvements at Harrison Plaza public housing development, \$2,873,750 for accessibility improvements at Parkview-Fairhill Apartments public housing development, and \$3,111,250 for accessibility improvements at James Johnson Homes public housing development; and

WHEREAS, ARRA and the U.S. Department of Housing and Urban Development's ("HUD") implementation of ARRA include requirements that are different from the standard requirements applicable to PHA's capital funds, including an accelerated schedule for obligation and expenditure of the funds, increased reporting, the completion and other related requirement; and

WHEREAS, in order to receive the ARRA CFRC funds for Paschall Village, PHA was required to execute an amendment to its Annual Contributions Contract ("ACC Amendment") with HUD by September 23, 2009 and must promptly proceed to execute the Paschall Village redevelopment program pursuant to its CFRC proposal and the ACC amendment; and

WHEREAS, in order to receive the ARRA CFRC funds for Mantua Homes, PHA was required to execute an ACC Amendment with HUD no later than September 24, 2009 and must promptly proceed to execute the Mantua Homes redevelopment program pursuant to its CFRC proposal and the ACC amendment; and

WHEREAS, in order to receive the ARRA CFRC funds for Wilson Park, Harrison Plaza, Parkview-Fairhill Apartments, and James Johnson Homes, PHA will be required to execute an ACC Amendment with HUD and must promptly proceed to execute the improvements at these developments pursuant to its CFRC proposal and the ACC amendment; and

WHEREAS, on or before September 23, 2009, PHA executed the ACC Amendment for Paschall Village attached hereto as Exhibit "A"; and

WHEREAS, on or before September 24, 2009, PHA executed the ACC Amendment for Mantua Homes attached hereto as Exhibit "B"; and

WHEREAS, upon receipt, PHA will execute the ACC Amendments for Wilson Park, Harrison Plaza, Parkview-Fairhill Apartments, James Johnson Homes, and any subsequent CFRC grants awarded; and

WHEREAS, PHA intends to expeditiously proceed to implement all activities necessary to implement the CFRC funded activities at Paschall Village, Mantua Homes, Wilson Park, Harrison Plaza, Parkview-Fairhill Apartments, James Johnson Homes, and any other sites that are awarded CFRC grants.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners amends Resolution 11295 to include additional authorizations for the Executive Director or his designee (hereinafter, the "Executive Director") to accept from HUD the ARRA CFRC funds for Paschall Village in the amount of \$13,915,000, Mantua Homes in the amount of \$10,000,000, Wilson Park in the amount of \$4,750,000, Harrison Plaza in the amount of \$1,306,250, Parkview-Fairhill Apartments in the amount of \$2,873,750, James Johnson Homes in the amount of \$3,111,250, and any other sites that are awarded CFRC grants; and

BE IT FURTHER RESOLVED, that the Board of Commissioners ratifies the execution of the ACC Amendments described herein; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to take any and all necessary or desirable actions in connection with obtaining and using the ARRA CFRC grants in accordance with the resolutions set forth herein and PHA's proposals for CFRC funds submitted to HUD, including but not limited to execution of ancillary documents, actions to comply with future HUD guidance on ARRA and the ARRA CFRC funds, submission of reports, completion of the Paschall Village, Mantua Homes, Wilson Park, Harrison Plaza, Parkview-Fairhill Apartments, James Johnson Homes, and other CFRC projects using other PHA and non-PHA funds secured by PHA, and modifications to policies or procedures including procurement policies, to accommodate ARRA's requirements and HUD guidance thereto; 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.

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

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 Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman
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 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. The Chair recognized the Executive Director, Carl R. Greene. Mr. Greene thanked President Obama and all the other democratic leadership in the kindness in voting for the stimulus bill and most importantly the delegation that allowed us to continue to redevelop and rebuild public housing in the City and make higher quality living a real achievement across the City.

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).