

November 23, 2009

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for November was held on Monday, November 23, 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 Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady
Commissioner Patrick J. Eiding

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 six (6) Resolutions to 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 September 24, 2009 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner/Councilwoman Blackwell seconded. The minutes were unanimously adopted. With that, Commissioner John F. Street, Chairman, presided over the remaining agenda.

8/24/09 12:17:09

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

RESOLUTION NO. 11350

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON SEPTEMBER 24, 2009**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on September 24, 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 Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady
Commissioner Patrick J. Eiding

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

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

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

RESOLUTION NO. 11351

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH CLARITY WATER TECHNOLOGIES, LLC FOR THE PROVISION OF BOILER WATER TREATMENT (SOLICITATION NO. P-003861)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firm to provide boiler water treatment at various PHA sites located within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003861 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:

Clarity Water Technologies, LLC
Cascade Water Services
Syntec Corporation

WHEREAS, the proposals were reviewed and evaluated by the Review Committee 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 Clarity Water Technologies, LLC; 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 TWO THOUSAND, FIVE HUNDRED THIRTY FIVE DOLLARS (\$102,535.00)** for Base Year 1; **ONE HUNDRED TWO THOUSAND, SEVEN HUNDRED SIX DOLLARS, FORTY FIVE CENTS (\$102,706.45)** for Base Year 2; **ONE HUNDRED FIVE THOUSAND, SEVEN HUNDRED EIGHTY SEVEN DOLLARS, SIXTY FOUR CENTS (\$105,787.64)** for Option Year 1; **ONE HUNDRED EIGHT THOUSAND, NINE HUNDRED SIXTY ONE DOLLARS, TWENTY SEVEN CENTS (\$108,961.27)** for Option Year 2; **ONE HUNDRED TWELVE THOUSAND, TWO HUNDRED THIRTY DOLLARS, ELEVEN CENTS (\$112,230.11)** for Option Year 3; a total contract amount not to exceed **FIVE HUNDRED THIRTY TWO THOUSAND, TWO HUNDRED TWENTY DOLLARS, FORTY EIGHT CENTS (\$532,220.48)** to Clarity Water Technologies, LLC; 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 Clarity Water Technologies, LLC for the provision of Boiler Water Treatment.

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 Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady
Commissioner Patrick J. Eiding

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

RESOLUTION NO. 11352

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS WITH MILLIGAN, INC., ASHER & COMPANY AND NOVOGRADAC, LLC FOR THE PROVISION OF AUDIT SERVICES FOR PHA AND PHA AFFILIATES SOLICITATION NO. P-003875

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

WHEREAS, Solicitation No. P-003875 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, five (5) companies responded to the solicitation by submitting proposals as follows:

Milligan & Company, LLC
Asher & Company, Ltd
Novogradac & Company, LLP
Clifton Gunderson, LLC
FLS Group

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 Milligan & Company, LLC., Asher & Company Ltd and Novogradac and Company, LLP; and

WHEREAS, it is further recommended that the contracts shall be for a one (1) year base period with four (4) one-year option periods in an amount not to exceed **FOUR HUNDRED EIGHTY FOUR THOUSAND, ONE HUNDRED FIFTY FOUR DOLLARS (\$484,154.00)** for Base Period; **FOUR HUNDRED NINETY SIX THOUSAND, SIX HUNDRED TWENTY DOLLARS (\$496,620.00)** for Option Period One; **FIVE HUNDRED TEN THOUSAND, SEVEN HUNDRED EIGHT DOLLARS (\$510,708.00)** for Option Period Two; **FIVE HUNDRED TWENTY FIVE THOUSAND, SEVENTY FOUR DOLLARS (\$525,074.00)** for Option Period Three; **FIVE HUNDRED FORTY ONE THOUSAND, TWO HUNDRED FORTY EIGHT DOLLARS (\$541,248.00)** for Option Period Four; a total contract amount not to exceed **TWO MILLION FIVE HUNDRED FIFTY SEVEN THOUSAND, EIGHT HUNDRED AND FOUR DOLLARS (\$2,557,804.00)** to Milligan & Company, LLC; and **THREE HUNDRED EIGHTY FIVE THOUSAND, TWENTY TWO DOLLARS (\$385,022.00)** for Base Period; **THREE HUNDRED NINETY FIVE THOUSAND, NINE HUNDRED DOLLARS (\$395,900.00)** for Option Period One; **FOUR HUNDRED ELEVEN THOUSAND DOLLARS (\$411,000.00)** for Option Period Two; **FOUR HUNDRED TWENTY THREE THOUSAND, FIVE HUNDRED DOLLARS (\$423,500.00)** for Option Period Three; **FOUR HUNDRED FORTY THOUSAND, FOUR HUNDRED DOLLARS (\$440,400.00)** for Option Period Four; a total contract amount not to exceed **TWO MILLION FIFTY FIVE THOUSAND, EIGHT HUNDRED TWENTY TWO DOLLARS (\$2,055,822.00)** to Asher & Company, Ltd; and **TWO HUNDRED SEVENTY THOUSAND, EIGHT HUNDRED TWENTY TWO DOLLARS (\$270,822.00)** for Base Period; **TWO HUNDRED SEVENTY EIGHT THOUSAND, FIVE HUNDRED TWENTY DOLLARS (\$278,520.00)** for Option Period One; **TWO HUNDRED EIGHTY SIX THOUSAND, SEVEN HUNDRED NINETY DOLLARS (\$286,790.00)** for Option Period Two; **TWO HUNDRED NINETY EIGHT THOUSAND, FOUR HUNDRED DOLLARS (\$298,400.00)** for Option Period Three; **THREE HUNDRED FOUR THOUSAND, THREE HUNDRED SEVENTY DOLLARS (\$304,370.00)** for Option Period Four; a total contract amount

not to exceed **ONE MILLION FOUR HUNDRED THIRTY EIGHT THOUSAND, NINE HUNDRED AND TWO DOLLARS (\$1,438,902.00)** to Novogradac & Company LLP; 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 for the provision of auditing 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.

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

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

Absent: Commissioner Debra L. Brady
Commissioner Patrick J. Eiding

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

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

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

RESOLUTION NO. 11353

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH J. LORBER COMPANY FOR THE SUPPLY/DELIVERY OF HOT WATER HEATERS
(SOLICITATION NO. P-003866)**

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for hot water heaters; and

WHEREAS, Solicitation No. P-003866 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:

William Betz
Ferguson
Johnstone Supply
J. Lorber Co.
Multifacet
RE Michel
Singers Appliance Co.

WHEREAS, the bids were reviewed and evaluated by the Warehouse Manager and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to J. Lorber Co.; 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 TWO THOUSAND, NINE HUNDRED SIXTY DOLLARS (\$202,960.00)** for the Two Year Base Period; **ONE HUNDRED FIVE THOUSAND, ONE HUNDRED THIRTY DOLLARS (\$105,130.00)** if PHA exercises Option Year 1; **ONE HUNDRED SEVEN THOUSAND, NINE HUNDRED TWENTY-FIVE DOLLARS, (\$107,925.00)** if PHA exercises Option Year 2; **ONE HUNDRED TEN THOUSAND, EIGHT HUNDRED NINETY-FIVE DOLLARS (\$110,895.00)** if PHA exercises Option Year 3; for a total contract amount not to exceed **FIVE HUNDRED AND TWENTY-SIX THOUSAND, NINE HUNDRED TEN DOLLARS (\$526,910.00)** to J. Lorber Co.; 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 J. Lorber Co. for the provision of hot water heaters.

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 Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady
Commissioner Patrick J. Eiding

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

RESOLUTION NO. 11354

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH PETER V. PIROZZI GENERAL CONTRACTING LLC FOR THE PROVISION OF SUPPLY, DELIVER, AND INSTALL ENERGY STAR RATED REFRIGERATORS AT SCATTERED LOCATIONS WITHIN THE PHA INVENTORY (INCLUDING PAPMC)
(SOLICITATION NO. P-003863)**

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firm to supply, deliver, and install Energy Star rated refrigerators at scattered locations within the PHA inventory (including PAPMC); and

WHEREAS, Solicitation No. P-003863 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, four (4) offerors responded to the solicitation by submitting a proposal as follows:

- Singer's Appliance
- Lake Region (Withdraw proposal)
- Hunter Roberts Construction Group
- Peter V. Pirozzi General Contracting LLC

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

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to Peter V. Pirozzi General Contracting LLC; and

WHEREAS, it is further recommended that the contract shall be for a two (2) year period for a total contract amount not to exceed **TWO MILLION, NINE HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$2,975,000.00)** to Peter V. Pirozzi General Contracting LLC; 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 Peter V. Pirozzi General Contracting LLC for the provision of Supply, Deliver, and Install Energy Star Rated Refrigerators at Scattered Locations Within the PHA Inventory (Including PAPMC).

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 Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady
Commissioner Patrick J. Eiding

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

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

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

RESOLUTION NO. 11355

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH DAMSON INC. FOR THE PROVISION OF BOILER PREVENTIVE MAINTENANCE AND REPAIR(S)
(SOLICITATION NO. P-003877)**

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firm to provide boiler preventive maintenance and repair(s) at various PHA sites located within the City of Philadelphia; and

WHEREAS, Solicitation No. P-003877 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, four (4) offerors responded to the solicitation by submitting a proposal as follows:

General Asphalt Paving Company of Philadelphia
Peterson Service Company
Damson Inc.
Garry's Plumbing, Heating, and Mechanical

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

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to Damson 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 FIFTY FIVE THOUSAND, TWO HUNDRED SIXTY DOLLARS (\$255,260.00)** for Base Year 1; **TWO HUNDRED SIXTY TWO THOUSAND, NINE HUNDRED SEVENTEEN DOLLARS, EIGHTY CENTS (\$262,917.80)** for Base Year 2; **TWO HUNDRED SEVENTY THOUSAND, EIGHT HUNDRED FIVE DOLLARS, THIRTY THREE CENTS (\$270,805.33)** for Option Year 1; **TWO HUNDRED SEVENTY EIGHT THOUSAND, NINE HUNDRED TWENTY NINE DOLLARS, FORTY NINE CENTS (\$278,929.49)** for Option Year 2; **TWO HUNDRED EIGHTY SEVEN THOUSAND, TWO HUNDRED NINETY SEVEN DOLLARS, THIRTY EIGHT CENTS (\$287,297.38)** for Option Year 3; a total contract amount not to exceed **ONE MILLION, THREE HUNDRED FIFTY FIVE THOUSAND, TWO HUNDRED TEN DOLLARS, ONE CENT (\$1,355,210.01)** to Damson 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 Damson Inc. for the provision of boiler preventive maintenance and repair(s).

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 Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady
Commissioner Patrick J. Eiding

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 Reynolds;

RESOLUTION NO. 11356

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, ON BEHALF OF THE PHILADELPHIA HOUSING AUTHORITY, IN CONNECTION WITH PHASES I AND II OF THE PASCHALL VILLAGE DEVELOPMENT, TO (1) SUBMIT EVIDENTIARIES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; (2) NEGOTIATE, CONCLUDE, EXECUTE AND IMPLEMENT EVIDENTIARIES AND ANCILLARY DOCUMENTS; (3) SECURE, EXECUTE AND ADMINISTER ANY APPLICABLE GRANT AGREEMENTS/CONTRACTS WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE COMMONWEALTH OF PENNSYLVANIA OR OTHER FEDERAL, STATE AND LOCAL FUNDING AGENCIES FOR RECEIPT OF GRANT FUNDS TO BE USED FOR THE PASCHALL VILLAGE DEVELOPMENT; AND (4) PERFORM ALL ACTIVITIES NECESSARY OR DESIRABLE TO OBTAIN APPROVAL FROM HUD IN CONNECTION WITH SUCH ACTIVITIES

WHEREAS, The Paschall Village Development consists of two phases. Phase I ("Phase I") involves the development of 50 newly constructed public housing, low-income housing tax credit rental units, a 4,000 square foot community space/management office building, which will contain community space/meeting rooms, a management office and a computer lab. Phase II includes the development of 50 newly-constructed rental units ("Phase II" and together with Phase I, the "Paschall Village Development" or the "Development").

WHEREAS, in furtherance of the Paschall Village Development, on July 9, 2009, the Pennsylvania Housing Finance Agency ("PHFA") allocated 9% Low Income Housing Tax Credits ("Tax Credits") to Phase I, which tax credits are expected to generate tax credit equity from the sale of such Tax Credits to a third-party equity investor to support the implementation of the Phase I development; and

WHEREAS, PHA intends to apply for 4% Tax Credits for the Phase II development, which tax credits are expected to generate tax credit equity from the sale of such Tax Credits to a third-party equity investor to support the implementation of the Phase II development; and

WHEREAS, on September 18, 2009, the U.S. Department of Housing and Urban Development (HUD) awarded a Capital Fund Recovery Competitive (CFRC) Grant for \$13,915,000 to PHA for the Paschall Village Development ("CFRC Grant"); and

WHEREAS, Phase I of the Paschall Village Development will be owned and operated by a Pennsylvania Limited Partnership, Paschall Phase I, L.P. (the "Phase I Partnership") and Phase II of the Paschall Village Development will be owned and operated by a separate Pennsylvania Limited Partnership, Paschall Phase II, L.P. (the "Phase II Partnership" and together with the Phase I Partnership, the "Partnerships"), with each Partnership being comprised of a separate general partner, Paschall Phase I HDC and Paschall Phase II HDC, respectively, each of which HDC entities will be an affiliate of PHA, and a separate limited partner equity investor, Wachovia Securities or an affiliate thereof (the "Equity Investor") with respect to each such Partnership; and

WHEREAS, the total development costs for both phases of the Paschall Village Development are anticipated to be approximately \$37,500,000, which are expected to be funded from a combination of CFRC Grant, proceeds from the sale of 4% and 9% Tax Credits and by loans from the PHA to the Partnerships; and

WHEREAS, PHA will loan to the Phase I Partnership an amount sufficient to fund the development of Phase I, which amount may include a bridge loan (the "Phase I Loan"); and

WHEREAS, PHA will loan to the Phase II Partnership an amount sufficient to fund the development of Phase II, which amount may include a bridge loan (the "Phase II Loan"); and

WHEREAS, each Partnership will enter into a development services agreement with the Philadelphia Housing Authority Development Corporation ("PHADC") to develop each phase of the Paschall Village Development; and

WHEREAS, at or after the mixed finance closing for the development of each Phase of the Paschall Village Development, the Equity Investor will be admitted to each Partnership to replace PHA as the Limited Partner; and PHA will retain an interest in each Partnership by virtue of its affiliation with the sole general partner; and

WHEREAS, pursuant to 24 CFR Part 941, PHA must submit a rental term sheet ("Rental Term Sheet") with respect to each phase of the Paschall Village Development and certain evidentiary documents, as set forth in Exhibit A hereto, as well as certain documents ancillary thereto (the "Evidentiaries") to the U.S. Department of Housing and Urban Development ("HUD") for approval,

THEREFORE BE IT RESOLVED, that the Philadelphia Housing Authority Board of Commissioners hereby authorizes the Executive Director, or his designee, in connection with each Phase of the Paschall Village Development to submit to HUD a Rental Term Sheet and, as applicable, negotiate, conclude, execute and implement the Evidentiaries, including without limitation, the evidentiaries listed on **Exhibit A** attached to this Resolution and such other documents ancillary thereto or necessary for purposes of developing, funding, constructing and operating each phase of the Paschall Village Development, and to take all steps necessary to secure HUD's approval of these Evidentiaries and secure the necessary funding set forth herein for the Paschall Village Development; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee to take all steps necessary to secure HUD's approval of the documents referenced herein, including all financing documents, for the development of the Paschall Village Development; and

BE IT FURTHER RESOLVED, subject to the prior written approval of HUD of the Rental Term Sheets and the Evidentiaries, to the extent required, the Executive Director, or his designee, on behalf of the PHA, is hereby authorized, empowered and directed to execute, acknowledge where necessary, attest, deliver and/or accept and implement the Evidentiaries, including the Ground Lease between PHA and the respective Partnerships in connection with each phase of the Paschall Village Development; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, is authorized to apply for and execute any applicable Contracts with appropriate Funding Agencies for funding for the Paschall Village Development and to administer said Contracts in accordance with their terms in connection with the applicable grant programs, including the CFRC Grant; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, on behalf of PHA, is authorized to negotiate, execute and enter into loan documents evidencing the Phase I Loan and the Phase II Loan; and

BE IT FURTHER RESOLVED, all actions taken heretofore by the Executive Director or his designee(s) with respect to the matters set forth in these resolutions are hereby approved and ratified.

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

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

Absent: Commissioner Debra L. Brady
Commissioner Patrick J. Eiding

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

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

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