

May 28, 2009

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for May was held on Thursday, May 28, 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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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 fourteen (14) 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 March 26, 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 6/29/09
[Signature]
ATTORNEY FOR PHA



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

RESOLUTION NO. 11308

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON MARCH 26, 2009**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on March 26, 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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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

RESOLUTION NO. 11309

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND EXECUTE A CONTRACT BETWEEN PHA AND HOUSING AUTHORITY INSURANCE GROUP FOR COMMERCIAL PROPERTY INSURANCE, FIDELITY BOND AND CRIME INSURANCE, COMMERCIAL LIABILITY INSURANCE AND AUTOMOBILE INSURANCE

WHEREAS, the Philadelphia Housing Authority identified a need for Commercial Property Insurance, Fidelity Bond and Crime Insurance, Commercial Liability Insurance and Commercial Automobile Insurance; and

WHEREAS, HUD recognizes the Housing Authority Insurance Group as a non-profit insurance entity to provide insurance coverage to public housing agencies, and waived the competitive bidding requirements of 24 CFR Section 85.36 and the Annual Contributions Contract; and

WHEREAS, PHA requested and received renewal quotations from Housing Authority Insurance Group to provide continued coverage for Property, Fidelity Bond and Crime, Commercial Liability and Automobile Insurance; and

WHEREAS, PHA selected the following limits:

<u>Commercial Property</u>	<u>Loss Limit</u>	<u>Deductible</u>	<u>Premium</u>
Property-Building	\$ 350,000,000	\$100,000	\$2,691,716
Property-Contents	\$ 29,673,000	\$100,000	Included
Loss of Income	\$ 855,000	\$100,000	Included
EDP-Computers	\$ 10,448,300	\$ 25,000	\$ 26,344
Inland Marine-Equipment	\$ 2,000,000	\$ 1,000	\$ 6,000
Terrorism	*	\$100,000	\$ 362,468
* Building's insured property damage limit			
Earthquake	\$ 1,000,000	\$100,000	Included
Flood	\$ 1,000,000	\$100,000	Included

TOTAL COMMERCIAL PROPERTY INSURANCE= \$3,086,528

<u>Fidelity Bond and Crime</u>	<u>Loss Limit</u>	<u>Deductible</u>	<u>Premium</u>
Employee Dishonesty	\$1,000,000	\$20,000	\$17,048
Forgery	\$1,000,000	\$20,000	Included
Theft-Inside/Outside	\$1,000,000	\$20,000	Included
Money Order and CC	\$1,000,000	\$20,000	Included
Computer Fraud	\$1,000,000	\$20,000	Included
Funds Transfer	\$1,000,000	\$20,000	Included
Personal Acts	\$1,000,000	\$20,000	Included

TOTAL FIDELITY BOND AND CRIME INSURANCE= \$17,048

<u>Commercial Liability</u>	<u>Loss Limit</u>	<u>Deductible</u>	<u>Premium</u>
General Liability	\$15,000,000	\$150,000	\$1,194,478
Sexual Abuse & Molestation	\$ 500,000	\$150,000	Included
Public Officials Errors & Omissions	\$ 2,000,000	\$150,000	\$ 388,255
Employment Practices	\$ 2,000,000	\$150,000	\$ 606,153
Pesticide	\$ 1,000,000	\$ 25,000	\$ 30,364
Law Enforcement Liability	\$ 1,000,000	\$ 25,000	\$ 147,940
Employee Benefit	\$ 1,000,000	\$ 25,000	\$ 25,000
Terrorism	\$15,000,000	\$150,000	\$ 23,194
Mold	\$ 500,000	\$ 50,000	\$ 147,175
Deductible Escrow Account Deposit			\$ 750,000

TOTAL COMMERCIAL LIABILITY INSURANCE= \$ 3,312,559

<u>Commercial Automobile</u>	<u>Loss Limit</u>	<u>Premium</u>
General Liability	\$1,000,000	\$407,835
Uninsured/Underinsured	\$ 35,000	Included
Medical	\$ 10,000	Included
NOHA	\$1,000,000	Included
Physical Damages	---	\$ 81,930

TOTAL COMMERCIAL AUTOMOBILE INSURANCE= \$ 491,565

WHEREAS, the Risk Management Department and outside insurance consultants have reviewed the premium quotes and determined the selected coverage to be in PHA's best interest; and

WHEREAS, it is recommended that contracts, if awarded shall be in the amount of **THREE MILLION EIGHTY SIX THOUSAND FIVE HUNDRED TWENTY EIGHT DOLLARS (3,086,528.00)** for Commercial Property Insurance, **SEVENTEEN THOUSAND FORTY EIGHT DOLLARS (17,048.00)** for Fidelity Bond and Crime Insurance, **THREE MILLION THREE HUNDRED TWELVE THOUSAND FIVE HUNDRED FIFTY NINE DOLLARS (3,312,559.00)** for Commercial Liability Insurance, **FOUR HUNDRED NINETY ONE THOUSAND FIVE HUNDRED SIXTY FIVE DOLLARS (491,565.00)** for Commercial Automobile Insurance.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with Housing Authority Insurance Group for Commercial Property Insurance, Fidelity Bond and Crime Insurance, Commercial Liability Insurance and Commercial Automobile Insurance; and

BE IT FURTHER RESOLVED, THAT (1) the recommended contractor complies with all terms of the solicitation; and (2) no contract shall exist until signed by the Executive Director.

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 Debra L. Brady
 Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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 Brady;

RESOLUTION NO. 11310

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE, ON BEHALF OF THE PHILADELPHIA HOUSING AUTHORITY, APPROVAL TO AMEND THE HOUSING CHOICE VOUCHER (HCV) PROGRAM ADMINISTRATIVE PLAN RELATED TO THE FREQUENCY OF REGULAR RECERTIFICATIONS FOR CLIENTS WHO PORT TO PHA UNDER THE PORTABILITY PROGRAM AND WHOSE VOUCHERS ARE ADMINISTERED BY PHA

WHEREAS, the Philadelphia Housing Authority (“PHA”) requires recertification of family composition and income for port-in clients on a biennial basis;

WHEREAS, PHA prepares and sends updated 52665s and new 50058s to the IPHA at each biennial recertification;

WHEREAS, PHA included in the MTW Year 9 Plan the provision that PHA may elect to utilize one-year recertifications for port-ins;

NOW THEREFORE, BE IT RESOLVED, that the Philadelphia Housing Authority’s Board of Commissioners hereby authorizes the Executive Director to amend the Administrative Plan related to the frequency of regular recertifications for port-in clients; and

BE IT FURTHER RESOLVED, that PHA will perform annual recertification of family composition and income for port-in clients; and

BE IT FURTHER RESOLVED, that PHA will prepare and send new 52665s and updated 50058s to the IPHAs on an annual basis; and

BE IT FURTHER RESOLVED, that PHA will prepare and send notification to IPHAs regarding this change in policy.

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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 Brady;

RESOLUTION NO. 11311

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

WHEREAS, the Philadelphia Housing Authority (PHA) determined that there is a need to write-off Tenant Accounts Receivable (TARS) balances in the amount of seven hundred ninety five thousand eight hundred sixty five (\$795,865) for tenants that have vacated PHA property; and

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

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

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

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

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to write-off Tenant Accounts Receivable balances in the amount of **SEVEN HUNDRED NINETY FIVE THOUSAND EIGHT HUNDRED SIXTY FIVE (\$795,865)** for tenants who have vacated PHA property.

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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

RESOLUTION NO. 11312

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT FOR COMMUNITY PARTNER – EDUCATIONAL TRAINING AND SUPPORT SERVICES WITH CENTER FOR LITERACY FOR THE PROVISION OF ADULT BASIC EDUCATION PREPARATION AND GED (SOLICITATION NO. P-003792)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for training and job placement for PHA residents located throughout the City of Philadelphia. This services include: Adult Basic Education and preparation and GED; and

WHEREAS, Solicitation No. P-003792 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, six (6) offerors responded to the solicitation by submitting a proposal as follows:

Community College of Philadelphia
Philadelphia Consortium for Community Solutions
Community Career Builders
Center for Literacy
Philadelphia OIC, Inc.
New Wave Resources; and

WHEREAS, the proposals were reviewed and evaluated by the Review Committee and the supporting documents were reviewed by the Director of Contracts/Procurement; and

WHEREAS, based upon evaluation, it was recommended that contracts be awarded to Center for Literacy.

WHEREAS, it is further recommended that the contract, if awarded, shall be for a one (1) year base period with one (1) one-year option periods in an amount not to exceed **NINETY FIVE THOUSAND, FOUR HUNDRED AND SEVENTY EIGHT DOLLARS, (\$95,478.00) for the Base Year; NINETY FIVE THOUSAND, FOUR HUNDRED AND SEVENTY EIGHT DOLLARS (\$95,478.00) for Option Year 1**; to Center for Literacy for a total contract amount not to exceed **ONE HUNDRED AND NINETY THOUSAND, NINE HUNDRED AND FIFTY SIX DOLLARS (\$190,956.00)**; 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 Center for Literacy for the training and job placement for PHA residents located throughout the City of Philadelphia to provide Adult Basic Education and preparation and GED; 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 contracts 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 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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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/Councilwoman Blackwell;

RESOLUTION NO. 11313

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT FOR A FOOD SERVICE MANAGEMENT COMPANY FOR THE 2009 SUMMER FOOD SERVICE PROGRAM WITH FOODARAMA CATERERS, INC. (SOLICITATION NO. P-003820)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for a contractor to supply food as described in the scope of work at its various developments; and

WHEREAS, Solicitation No. P-003820 was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Invitation for Bid was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

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

Foodarama Caterers, Inc.; and

WHEREAS, the proposals were reviewed and evaluated by the General Manager of Workforce Development and the Director of Contracts/Procurement; and

WHEREAS, based upon evaluation, it was recommended that contracts be awarded to Foodarama Caterers, Inc.

WHEREAS, it is further recommended that the contract, if awarded, shall be for a one (1) year base period with four (1) one-year option periods in an amount not to exceed **TWO HUNDRED AND FORTY NINE THOUSAND, ONE HUNDRED AND ONE DOLLARS, SIXTY EIGHT CENTS (\$249,101.68)** for Base Year 1; **TWO HUNDRED AND SEVENTY SEVEN THOUSAND, SEVENTY SEVEN DOLLARS, FIFTY EIGHT CENTS (\$277,077.58)** for Option Year 1; **THREE HUNDRED AND FOUR THOUSAND, NINE HUNDRED AND EIGHTY TWO DOLLARS, SIXTY NINE CENTS (\$304,982.69)** for Option Year 2; to Foodarama Caterers, Inc. for a total contract amount not to exceed **EIGHT HUNDRED AND THIRTY ONE THOUSAND, ONE HUNDRED AND SIXTY ONE DOLLARS, NINETY FIVE CENTS (\$831,161.95)**; 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 Foodarama Caterers, Inc. for a Food Service Management Company for the 2009 Summer Food Service Program.

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 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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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 Brady;

RESOLUTION NO. 11314

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO TRANSFER A PORTION OF 850 N. 11TH STREET, CONSISTING OF APPROXIMATELY 0.529 ACRES, FOR FAIR MARKET VALUE, AS DETERMINED BY INDEPENDENT APPRAISAL, OR NOMINAL CONSIDERATION, WITH SUFFICIENT COMMENSURATE BENEFIT, TO DREXEL UNIVERSITY FOR THE CONTINUED OPERATION OF A HEALTH CARE CENTER AND ATTENDANT PARKING FOR THE RICHARD ALLEN HOMES AND THE 11TH STREET CORRIDOR COMMUNITY

WHEREAS, PHA is the owner of 850 N. 11th Street, containing a portion thereof consisting 0.529 acres of land (the "Property"); and

WHEREAS, the Property contains an existing two-story building, currently operated as a health center, which was previously constructed by Drexel University, or its successor, under a License Agreement between Drexel University ("Developer") and PHA; and

WHEREAS, Developer desires the Property for the continued operation of a health center and attendant parking for the Richard Allen Homes and the 11th Street corridor community (the "Project"); and

WHEREAS, the Developer will pay fair market value for the Property, as determined by independent appraisal, or shall provide nominal consideration with appropriate commensurate benefit plus all costs of settlement, the amount and type of consideration is to be determined based on the best interest of PHA; 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; and

BE IT RESOLVED, that the Executive Director or his authorized designee is hereby authorized to submit a Disposition Application to the U.S. Department of Housing and Urban Development to transfer a 0.529 acre portion of 850 N. 11th Street to Drexel University for the continued operation of a health care center and attendant parking for the Richard Allen Homes and the 11th Street corridor community, subject to and in compliance with all applicable laws, statutes and regulations; and

BE IT FURTHER RESOLVED, that all actions taken heretofore with respect to these resolutions by authorized persons are hereby ratified and affirmed.

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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/Councilman Blackwell;

RESOLUTION NO. 11315

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO TRANSFER FOUR (4) VACANT LOTS TO THE REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA FOR NOMINAL CONSIDERATION OR VALUE EQUIVALENT TO PHA'S PROPORTIONATE SHARE OF ANY SALES PROCEEDS RECEIVED BY RDA FROM THE SELECTED DEVELOPER, IF ANY, PLUS ALL CLOSING COSTS

WHEREAS, PHA is the owner of four (4) vacant lots located at 1005, 1008, 1016 and 1017 S. 17th Street (the "Properties"); and

WHEREAS, the Redevelopment Authority of the City of Philadelphia ("RDA") is assembling a development site for the redevelopment of approximately 50 vacant properties in the Southwest Center City area (the "Project"), generally bounded by the 900 – 1000 block of 17th and Carpenter Streets; and

WHEREAS, The PHA Board of Commissioners approved the Properties for disposition to Universal Community Homes ("UCH") pursuant to Resolution No. 10999 of October 21, 2004.

WHEREAS, pursuant to information received from the RDA, UCH is unable to complete the project

WHEREAS, the RDA intends to issue a Request for Qualifications (RFQ) and subsequent Request for Proposals (RFP) to solicit a qualified development team to redevelop the Project; and

WHEREAS, the Properties will be incorporated with other surrounding properties currently owned or to be owned by the RDA for the Project; and

WHEREAS, the RDA will pay nominal consideration or a value equivalent to PHA's proportionate share of any sales proceeds received by the RDA from the selected developer, if any, plus all closing, settlement and legal fees and costs; and

WHEREAS, RDA has committed that the selected development team will provide quantifiable employment and housing opportunities, as applicable, for PHA residents to be specifically determined prior to the time of the transfer of the Properties; and

WHEREAS, PHA has determined that the Properties are incidental to and do not interfere with the continued operation of its public housing inventory; and

WHEREAS, in order to convey the Properties to RDA or its 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, as such laws may be amended; and

NOW, THEREFORE BE IT RESOLVED, that the Executive Director, or his authorized designee, is hereby authorized to submit a Disposition Application to the U.S. Department of Housing and Urban Development ("HUD") to transfer the Properties to RDA, and to take all necessary actions to carry out the provisions of this resolution, subject to compliance with all applicable laws, statutes and regulations.

BE IT FURTHER RESOLVED, that Resolution No. 10999 of October 21, 2004, approving the disposition of the Properties to Universal Community Homes is hereby rescinded.

BE IT FURTHER RESOLVED, that all prior actions taken by authorized persons of the PHA with respect to these resolutions are hereby ratified and affirmed

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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 Brady;

RESOLUTION NO. 11316

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO TRANSFER 818 NORTH 47TH STREET, A VACANT LOT, FOR FAIR MARKET VALUE AS DETERMINED BY INDEPENDENT APPRAISAL, TO BROWN STREET ASSOCIATES, L.P.

WHEREAS, PHA is the owner of 818 North 47th Street, a vacant lot (the "Property"); and

WHEREAS, Brown Street Associates, L.P. (the "Developer") identified the Property for inclusion in the site assemblage for additional off street parking for its commercial facility (the "Project"); and

WHEREAS, the Developer is receiving additional properties from the City of Philadelphia Redevelopment Authority; and

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

BE IT RESOLVED, that the Executive Director or an authorized designee is hereby authorized to submit a Disposition Application to the U.S. Department of Housing and Urban Development to transfer 818 North 47th Street to Brown Street Associates, L.P. for the development of additional off-street parking for its commercial facility, subject to and in compliance with all applicable laws, statutes and regulations.

BE IT FURTHER RESOLVED, that all prior actions taken by authorized persons of the PHA with respect to these resolutions are hereby ratified and affirmed

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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

RESOLUTION NO. 11317

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSFER SEVEN (7) VACANT LOTS TO MAZE GROUP DEVELOPMENT, INC., FOR FAIR MARKET VALUE, AS DETERMINED BY INDEPENDENT APPRAISAL, PLUS ALL FEES AND COSTS OF SETTLEMENT, SUBJECT TO THE APPROVAL OF A PENDING DISPOSITION APPLICATION SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SCATTERED SITE DISPOSITION INITIATIVE

WHEREAS, PHA is the owner of seven (7) vacant lots, located at 1802, 1814, 1816, 1818, 1822, 1824 and 1828 North 16th Street (the "Properties"); and

WHEREAS, the Properties are included in the PHA Scattered Site Disposition Initiative, involving the disposition of up to 1780 Scattered Site properties (the "Initiative"), which was approved by the PHA Board for disposition on October 27, 2007, pursuant to Resolution No. 11194, and subject to and consistent with HUD approval of the Initiative, PHA will convey the Properties to the Developer; and

WHEREAS, Maze Group Development, Inc. (the "Developer") is assembling a site in the Temple University area of the City of Philadelphia for the new construction of market rate rental units for rental to Temple University students and others; and

WHEREAS, the Developer will purchase the Properties for fair market value, plus all closing, settlement and legal fees and costs; and

WHEREAS, the Developer will make a commitment to enter into an agreement with PHA to provide quantifiable employment and housing opportunities, as applicable, for PHA residents and individuals eligible for public housing, as a commensurate public benefit, to be specifically determined prior to the time of the transfer of the Properties; and

WHEREAS, the Properties will be incorporated with other surrounding non-PHA properties, the majority of which are to be or have been acquired by the Developer from the City of Philadelphia, or its affiliated entities for the Project; and

WHEREAS, PHA has determined that the Properties are incidental to and do not interfere with the continued operation of its public housing inventory; and

WHEREAS, in order to convey the Properties 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; and

NOW, THEREFORE BE IT RESOLVED, that the Executive Director, or an authorized designee is hereby authorized to transfer the Properties to the Developer, subject to the approval of a pending disposition application, submitted to the U.S. Department of Housing and Urban Development ("HUD") in connection with the Scattered Site Disposition Initiative, and to take all necessary actions to carry out the provisions of this resolution in compliance with all applicable laws, statutes and regulations.

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.

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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/Councilwoman Blackwell;

RESOLUTION NO. 11318

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSFER TWELVE (12) VACANT LOTS TO FRIENDS REHABILITATION PROGRAM, INC, FOR FAIR MARKET VALUE, AS DETERMINED BY INDEPENDENT APPRAISAL, PLUS ALL FEES AND COSTS OF SETTLEMENT, SUBJECT TO THE APPROVAL OF A PENDING DISPOSITION APPLICATION SUBMITTED TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SCATTERED SITE DISPOSITION INITIATIVE

WHEREAS, PHA is the owner of 12 vacant lots as identified below (the "Properties"):

1. 1902 N. 31st Street
2. 1904 N. 31st Street
3. 1911 N. 31st Street
4. 1913 N. 31st Street
5. 1942 N. 31st Street
6. 1946 N. 31st Street
7. 1948 N. 31st Street
8. 1955 N. 31st Street
9. 1959 N. 31st Street
10. 1964 N. 31st Street
11. 2025 N. 31st Street
12. 2026 N. 31st Street

WHEREAS, the Properties are included in the PHA Scattered Site Disposition Initiative, involving the disposition of up to 1780 Scattered Site properties (the "Initiative"), which was approved by the PHA Board for disposition on October 27, 2007, pursuant to Resolution No. 11194, and subject to and consistent with HUD approval of the Initiative, PHA will convey the Properties to the Developer; and

WHEREAS, the Friends Rehabilitation Program, Inc. (the "Developer") is assembling a site in the Strawberry Mansion section of North Philadelphia for the new construction of approximately 26 homes and the rehabilitation of approximately two (2) homes, for sale to low and moderate income families, utilizing funding anticipated from the Pennsylvania Housing Finance Agency, the Federal Home Loan Bank and the City of Philadelphia (the "Project"); and

WHEREAS, the Developer will purchase the Properties for fair market value, plus all closing, settlement and legal fees and costs; and

WHEREAS, the Developer has made a commitment to enter into an agreement with PHA to provide quantifiable employment and housing opportunities for PHA residents and individuals eligible for public housing, as a commensurate public benefit, to be specifically determined prior to the time of the transfer of the Properties; and

WHEREAS, the Properties will be incorporated with other surrounding non-PHA properties, the majority of which are to be or have been acquired by the Developer from the City of Philadelphia, or its affiliated entities for the Project; and

WHEREAS, PHA has determined that the Properties are incidental to and do not interfere with the continued operation of its public housing inventory; and

WHEREAS, in order to convey the Properties 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; and

NOW, THEREFORE BE IT RESOLVED, that the Executive Director, or his designee is hereby authorized to transfer the Properties to Friends Rehabilitation Project, Inc., subject to and in accordance with, the approval of a pending disposition application submitted to U.S. Department of Housing and Urban Development, in connection with the Scattered Site Disposition Initiative and to take all necessary actions to carry out the provisions of this resolution in compliance with all applicable laws, statutes and regulations.

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.

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 Debra L. Brady
 Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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

RESOLUTION NO. 11319

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH AMERICAN EXPEDITING COMPANY FOR THE PROVISION OF CHECK SORTING AND DELIVERY/COURIER SERVICES SOLICITATION NO. P-003803

WHEREAS, the Philadelphia Housing Authority identified a need for Check Sorting and Delivery/Courier Services; and

WHEREAS, Solicitation No. P-003803 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, four (4) companies responded to the solicitation by submitting proposals as follows:

FMI Direct
American Expediting
Kelly Lesesne
Printcrafters and;

WHEREAS, the proposals were reviewed and evaluated by the Review Committee and the supporting documents were reviewed by the Director of Contracts and Director of Facilities/Warehouse; and

WHEREAS, it is recommended that a contract be awarded to American Expediting Company; and

WHEREAS, it is further recommended that the amount of the contract, if awarded, shall be for a one (1) year base period with a one (1) year option period in an amount not to exceed **ONE HUNDRED NINE THOUSAND AND FORTY-FOUR DOLLARS (\$109,044.00)** for the Base Period; and **ONE HUNDRED NINE THOUSAND AND FORTY-FOUR DOLLARS (\$109,044.00)** for the option period. Total Contract amount not to exceed **TWO HUNDRED EIGHTEEN THOUSAND AND EIGHTY-EIGHT DOLLARS (\$218,088.00)**; 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 American Expediting Company for the provision of check sorting and delivery/courier 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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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 Brady;

RESOLUTION NO. 11320

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH ELLIOT-LEWIS CORPORATION FOR THE PROVISION OF FACILITIES MANAGEMENT SERVICES (SOLICITATION NO. P-003808)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for all-inclusive Facilities Management Services for Seven (7) PHA Locations; and

WHEREAS, Solicitation No. P-003808 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 bid as follows:

Elliott-Lewis Corporation
TK Services, Inc
General Asphalt Paving Co. of Philadelphia

WHEREAS, these bids were reviewed and rated by the Review Committee and the supporting documents were reviewed by the Director of Contracts/Procurement; and

WHEREAS, based upon evaluation, it was recommended that a contract be awarded to Elliott-Lewis Corporation; 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 **SEVEN HUNDRED THIRTY-EIGHT THOUSAND, THREE HUNDRED NINETY-FIVE DOLLARS AND SIXTY-THREE CENTS (\$738,395.63)** for Base Year 1; **SEVEN HUNDRED SEVENTY-THREE THOUSAND, NINE HUNDRED TWENTY DOLLARS and SEVENTY-THREE CENTS (\$773,920.73)** for Base Year 2; **EIGHT HUNDRED EIGHTEEN THOUSAND, EIGHT HUNDRED ELEVEN DOLLARS and FORTY-NINE CENTS (\$818,811.49)** for Option Year 1; **EIGHT HUNDRED SIXTY-SIX THOUSAND, FOUR HUNDRED EIGHTY-SEVEN DOLLARS AND TWENTY-FIVE CENTS (\$866,487.25)** for Option Year 2; **NINE HUNDRED SEVENTEEN THOUSAND, ONE HUNDRED TWENTY-EIGHT DOLLARS and SIXTY-SEVEN CENTS (\$917,128.67)** for Option Year 3; for a Total Contract amount not to exceed **FOUR MILLION, ONE HUNDRED FOURTEEN THOUSAND, SEVEN HUNDRED FORTY-THREE DOLLARS AND SEVENTY-SEVEN CENTS (\$4,114,743.77)** to Elliott-Lewis Corporation; 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 Elliott-Lewis Corporation for the provision of facilities management services.

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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/Councilwoman Blackwell;

RESOLUTION NO. 11321

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH DALE CORPORATION, HUNTER ROBERTS CONSTRUCTION GROUP, KEATING BUILDING CORPORATION, SHOEMAKER/SYNTERRA JOINT VENTURE, AND TN WARD COMPANY FOR THE PROVISION OF CONSTRUCTION MANAGEMENT SERVICES (SOLICITATION NO. P-003821)

WHEREAS, the Philadelphia Housing Authority ("PHA") identified a need for Construction Management Services; and

WHEREAS, Solicitation No. P-003821 was developed according to established procedures, and was properly advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, an invitation to submit a proposal was mailed to the appropriate companies on the PHA Bidders' List, and distributed to those who responded to the invitation through the publications and the PHA portal/website; and

WHEREAS, ten (10) companies responded, as follows:

Allied Construction Services
Dale Corporation
Domus/Gensis Joint Venture
Ernest Bock & Sons, Inc.
Facility Strategies
General Asphalt Paving Co. of Phila.
Hunter Roberts Construction Group
Keating Building Corporation
Shoemaker/Synterra Joint Venture
TN Ward Company; and

WHEREAS, the proposals were reviewed and rated by the Review Committee and the Director of Contracts and Procurement; and

WHEREAS, based upon those reviews, it is recommended that contracts be awarded the following, **Dale Corporation**, 70, Limekiln Pike, Glenside, PA 19038; **Hunter Roberts Construction Group**, 1717 Arch Street, Suite 3410, Philadelphia, PA 19103; **Keating Building Corporation**, 1600 Arch Street, Suite 300, Philadelphia, PA 19103; **Shoemaker/Synterra, a Joint Venture**, 628 W. Rittenhouse Street, Philadelphia, PA 19144; and **TN Ward Company**, 129 Coulter Avenue, P.O. Box 191, Ardmore, PA 19003; and

WHEREAS, it is further recommended that the contracts, if awarded, shall not exceed a total amount of **SEVENTY-FIVE MILLION DOLLARS (\$75,000,000.00)** for the two-year base period and three one-year option periods, to Dale Corporation,

an amount not exceed a total of **SEVENTY-FIVE MILLION DOLLARS (\$75,000,000.00)** for the two-year base period and three one-year option periods, to Hunter Roberts Construction Group; and

an amount not exceed a total of **SEVENTY-FIVE MILLION DOLLARS (\$75,000,000.00)** for the two-year base period and three one-year option periods, to Keating Building Corporation; and

an amount not exceed a total of **SEVENTY-FIVE MILLION DOLLARS (\$75,000,000.00)** for the two-year base period and three one-year option periods, to Shoemaker/Synterra Joint Venture; and

an amount not exceed a total of **SEVENTY-FIVE MILLION DOLLARS (\$75,000,000.00)** for the two-year base period and three one-year option periods, to TN Ward Company.

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and execute contracts with Dale Corporation, Hunter Roberts Construction Group, Keating Building Corporation, Shoemaker/Synterra Joint Venture and TN Ward Company.

BE IT FURTHER RESOLVED, that (1) the recommended contractors 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 proposers 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.

BE IT FURTHER RESOLVED, that the PHA is hereby authorized to continue to evaluate and conduct negotiations with one or more of the proposers who submitted a proposal in response to Solicitation No. P-003821 and in its discretion, may award a contract to one or more of those proposers in the future.

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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 Brady;

RESOLUTION NO. 11322

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AMEND THE MEMORANDUM OF UNDERSTANDING (“MOU”) FOR COORDINATION OF THE GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS (“BLUEPRINT”) BETWEEN THE PHILADELPHIA HOUSING AUTHORITY (“PHA”) AND THE CITY OF PHILADELPHIA OFFICE OF HEALTH AND OPPORTUNITY (“CITY”) DATED APRIL 9, 2009 TO INCLUDE UP TO FIVE HUNDRED (500) ADDITIONAL FIRST AVAILABLE HOUSING OPPORTUNITIES FOR FORMERLY HOMELESS INDIVIDUALS AND FAMILIES WHO ARE CERTIFIED AS “HOUSING READY”, SUBJECT TO AVAILABILITY. PHA RESERVES THE RIGHT TO TERMINATE THE MOU AS AMENDED AT ITS DISCRETION BASED UPON AVAILABLE FUNDING AND OPERATING CONDITIONS

WHEREAS, the Philadelphia Housing Authority (“PHA”) has instituted a Good Neighbors Make Good Neighborhoods program (the “Program”) whereby PHA cooperates with the City and various social services agencies to provide Housing Choice Vouchers and other housing opportunities to families so that they can move from transitional and temporary housing facilities into permanent facilities; and

WHEREAS, by moving families and individuals currently in transitional housing facilities into more permanent housing facilities, the City of Philadelphia will be able to move shelter families into spaces in the transitional housing facilities vacated by those moved to permanent housing facilities under this Program; and

WHEREAS, the Board of Commissioners in April 2008 authorized PHA to allocate up to 300 additional housing opportunities to eligible families and up to 200 tenant-based Housing Choice Vouchers to eligible individuals who are certified as “housing ready”, who have successfully participated in a transitional housing program, and who are receiving ongoing case management and/or supportive services; and

WHEREAS, in April 2009, the Board of Commissioners authorized PHA to enter into a new Memorandum of Agreement (“MOU”) with the City of Philadelphia Office of Health and Opportunity (“City”) for coordination of certain activities related to this initiative. Pursuant to the MOU, the City is responsible for certain actions, including but not limited to (1) certifying families and individuals who meet the criteria for receiving the housing opportunity or Housing Choice Voucher; (2) ensuring that said families and individuals receive ongoing case management and/or support services; (3) receiving and maintaining the records and reports required by the Memorandum; and (4) providing ongoing coordination with PHA and maintaining a record of allocated housing opportunities; and

WHEREAS, in recognition of the continuing need for housing resources to support community-wide homeless prevention efforts, the PHA intends to amend the MOU to add up to five hundred (500) additional housing opportunities, subject to availability, for eligible individuals and families; and

WHEREAS, in recognition of the Parties’ long-enjoyed spirit of cooperation to accomplish PHA’s statutory mandate of constructing, revitalizing, and providing safe, sanitary, and affordable housing in the City; and

WHEREAS, in recognition of the Letter Agreement between PHA and the City dated, February 11, 1999, PHA will not be subject to any rental license requirements, certificates of rental suitability requirements, license or inspection fees, permit fees, building fees, zoning fees, or demolition fees; and

WHEREAS, PHA desires to have the City conduct Environmental Reviews and Approvals for PHA Capital projects in exchange for the payment of the City's direct costs incurred in connection with these Environmental Reviews and Approvals,

NOW THEREFORE, BE IT RESOLVED, that the Philadelphia Housing Authority's Board of Commissioners hereby authorizes the Executive Director to amend the MOU with the City to add up to five hundred (500) additional housing opportunities. These 500 opportunities will be allocated on a first available basis, and may consist of either HCV vouchers or public housing units; and,

BE IT FURTHER RESOLVED, that PHA reserves the right to terminate the MOU, at its discretion, based upon funding and operating conditions; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, is hereby authorized to amend such other agreements or this agreement, deems reasonably necessary to fully perform PHA's obligations under the MOU as amended, including, but not limited to, the ACOP, the Administrative Plan, the existing Unit-Based Voucher RFP, and the existing HAP contracts, but only to the extent reasonably necessary to enable PHA to so perform; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, is hereby authorized and directed to do all further things which shall be necessary or appropriate, to carryout the actions set forth in this Resolution, to implement the MOU as amended and to carryout PHA's obligations thereunder, including, but not limited to making any filings with any governmental agency; and

BE IT FURTHER RESOLVED, that all actions heretofore taken by the Executive Director, or his designees, in the name and on behalf of PHA, related to or in connection with the actions contemplated by these Resolutions, including without limitation to, the execution and delivery of any instruments or other documents and the incurring of any expenses, as the Executive Director, or his designee, shall have deemed necessary or appropriate, are hereby ratified, confirmed and approved in all respects.

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 Debra L. Brady
Commissioner Patrick J. Eiding

Absent: Commissioner Nellie W. Reynolds, Vice Chairman

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. 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).