

October 26, 2012

The Special Board Meeting of the Philadelphia Housing Authority Board of Commissioner for October was held on Friday, October 26, 2012, 2:00 pm, at the Philadelphia Housing Authority, 12 S. 23rd Street, Philadelphia, Pennsylvania.

Present: Estelle Richman, Board of Commissioner
Kelvin Jeremiah, Interim Executive Director/Interim Administrative Receiver
Barbara Adams, General Counsel

The Board of Commissioner, Ms. Estelle Richman, called the meeting to order and asked the Interim Executive Director/Interim Administrative Receiver, Mr. Kelvin Jeremiah, for remarks. Mr. Jeremiah made several announcements; PHA had a fatal fire at West Park Apartments which resulted in the loss of a four-year old boy. Mr. Jeremiah thanked Fire Commissioner Ayers, City workers, PHA staff, the American Red Cross, and the Salvation Army for their assistance during the emergency. Funeral services are scheduled for tomorrow morning, he asked for a moment of silence.

PHA conducted a survey about the quality of life at various developments. Residents clearly stated they wanted more police officers, so a week ago PHA announced, with the Commissioner's support, the hiring of 50 additional police officers for the first time in over 12 years. Commissioner Richman inquired about the plan for placement of the officers, Mr. Jeremiah stated that PHA had identified four or five sites that have the greatest need and that the officers will be placed on a 24-hour rotation.

PHA announced an aggressive plan to add some six thousand new housing opportunities in the next five years by partnering with like-minded organizations that are working with at-risk populations, such as the Veterans, the homeless and individuals with physical and mental disabilities. PHA has received several proposals. The Commissioner reinforced that she is focused on having these kinds of partnerships working very much throughout the country with other housing authorities and focusing on eliminating homelessness by 2015.

The Pennsylvania Chapter of the American Planning Association presented its 2012 Opportunity and Empowerment Award to Spring Garden II Scattered Sites for improving the quality of life for low income and moderate income residents. Thanks to Michael Johns, Kyle Flood, Greg Hampson and the development team for the work they did on the project.

Hurricane Sandy is approaching, and PHA is preparing for the storm. Mr. Jeremiah asked Dinesh Indala to step forward and discuss PHA's emergency plan as it relates to the pending storm.

Mr. Jeremiah congratulated Michael Johns for his appointment to the City's Civic Design Review Committee by Mayor Nutter. (The seven member committee will advise the City Planning Commission as it reviews projects that impact the development of streets, parks and open spaces.

Mr. Jeremiah advised the Commissioner that PHA was presenting five (5) resolutions to be considered.

The next order of business was the approval of the minutes. Commissioner Estelle Richman moved for the adoption of the minutes for the September 28, 2012 board meeting.

Commissioner Estelle Richman moved for the adoption of the following minutes.

RESOLUTION NO. 11563

**RESOLUTION APPROVING MINUTES OF THE BOARD OF COMMISSIONER MEETING HELD ON
SEPTEMBER 28, 2012**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority held on September 28, 2012, copies of which have already been provided, be the same and are hereby ratified, confirmed and approved.

Commissioner Estelle Richman thereupon declared the Minutes unanimously adopted.

I hereby certify that this was
APPROVED BY THE BOARD ON 10/30/12
Barbara Adams, General Counsel
ATTORNEY FOR PHA

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11564

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE TRANSFER OF A LOT TO THE CITY OF PHILADELPHIA, FOR NOMINAL VALUE, FOR DEVELOPMENT OF A COMMUNITY PARK

WHEREAS, PHA is the owner of a tract of land located at the corner of 47th and Aspen Streets (the "Property") in the Mill Creek Section of West Philadelphia; and

WHEREAS, the City of Philadelphia ("City") will provide for the development, construction and continuing maintenance of a community park; and

WHEREAS, the City will pay a nominal consideration of \$1.00 for the Property under the terms of a 99-year ground lease; and

WHEREAS, PHA has determined that disposition of the Property is in the best interest of PHA residents and PHA; and

WHEREAS, in order to convey the Property to the City, 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 Interim Executive Director/Interim Administrative Receiver or his designee is hereby authorized to submit a Disposition Application to the U.S. Department of Housing and Urban Development ("HUD") to transfer the Property to the City, or its designee, and to take all necessary actions to carry out the provisions of this resolution, subject to all applicable laws, statutes, regulations and necessary HUD approvals.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11565

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECIEVER OR HIS DESIGNEE 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-004133)

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

WHEREAS, Solicitation No. P-004133 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 29, 2011, a contract and policy was entered into with Liberty Mutual Insurance Company ("Liberty Mutual") in an amount not to exceed **ELEVEN MILLION SEVEN HUNDRED THIRTY NINE THOUSAND FIFTY THREE DOLLARS (\$11,739,053.00)** for a one-year period, with two (2) one-year options to renew; 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 **ELEVEN MILLION FOUR HUNDRED SIXTY ONE THOUSAND SIX HUNDRED FIFTEEN DOLLARS (\$11,461,615.00)** 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.

NOW, THEREFORE BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Interim Executive Director/Interim Administrative Receiver or his designee 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 the availability of funds thereof (3) no contract shall exist until signed by the Interim Executive Director/Interim Administrative Receiver or his designee; and (4) if PHA and the bidder have not mutually agreed on the terms of a contract within ninety (90) days of the next regularly scheduled Board Meeting, then this resolution shall be void and the authority of the Interim Executive Director/Interim Administrative Receiver or his designee shall cease.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11566

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER TO CONCLUDE AND TO EXECUTE A CONTRACT WITH EMPHASYS COMPUTER SOLUTIONS FOR THE PROVISION OF SOFTWARE LICENSES AND MAINTENANCE

WHEREAS, the Philadelphia Housing Authority (PHA) identified a need for the maintenance and support of its Elite platform; and

WHEREAS, the software is a proprietary product developed by Emphasys Computer Solutions (“Emphasys”) and the services can only be obtained from Emphasys; and

WHEREAS, the software maintenance and support is needed to operate the Philadelphia Housing Authority’s Housing Choice Voucher Program; and

WHEREAS, it is recommended that a sole-source contract be awarded to Emphasys; and

WHEREAS, it is further recommended that the contract, if awarded, shall be for a two (2) year period for a total contract amount not to exceed **THREE HUNDRED THIRTEEN THOUSAND DOLLARS (\$313,000.00)** per year to Emphasys Computer Solutions.

NOW, THEREFORE BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Interim Executive Director/ Interim Administrative Receiver is hereby authorized to conclude and to execute a contract with Emphasys Computer Solutions for the maintenance and support of its Elite platform for a two-year period.

BE IT FURTHER RESERVED, that the second year of the contract shall be contingent upon a verification that Emphasys Computer Solutions is still the only vendor that can provide the services to PHA; and

BE IT FURTHER RESOLVED, that (1) the Interim Executive Director/Interim Administrative Receiver and all other appropriate personnel of PHA are authorized to take all actions necessary to implement this resolution in accordance with its terms and the “Whereas” clauses above; (2) the contract is subject to the availability of funds therefor; (3) no contract shall exist until signed by the Interim Executive Director/Interim Administrative Receiver or his designee and; (4) if PHA and the offeror have not mutually agreed on the terms of a contract within ninety days (90) following the next regularly scheduled Board Meeting, then this resolution shall be void and the authority of the Interim Executive Director/Interim Administrative Receiver shall cease.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11567

RESOLUTION TO ACQUIRE SIX PARCELS ON N. MARKOE STREET FROM THE PHILADELPHIA REDEVELOPMENT AUTHORITY FOR A REPLACEMENT HOUSING DEVELOPMENT PROJECT

WHEREAS, the Philadelphia Housing Authority (“PHA”) desires to acquire six properties from the City as part of a replacement housing development project; and

WHEREAS, the properties are 820 N. Markoe, 821 N. Markoe, 832 N. Markoe, 846 N. Markoe, 848 N. Markoe, and 860 N. Markoe (collectively, the “Parcels”); and

WHEREAS, the Philadelphia Redevelopment Authority (“PRA”) has agreed to sell the Parcels to PHA; and

WHEREAS, PHA will pay PRA an amount not to exceed **ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS (\$125,000.00)** for the Parcels; and

WHEREAS, PHA has determined that acquisition of the Parcels is in the best interest of PHA residents and PHA.

NOW, THEREFORE BE IT RESOLVED, that the Interim Executive Director/Interim Administrative Receiver is hereby authorized to acquire the Parcels.

BE IT FURTHER RESOLVED, that the Interim Executive Director/Interim Administrative Receiver and all other appropriate personnel of PHA are authorized to take all actions necessary and to execute any agreements needed to implement this resolution in accordance with the “Whereas” clauses above.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

Commissioner Estelle Richman moved for the adoption of the following resolution.

RESOLUTION NO. 11568

RESOLUTION AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR/INTERIM ADMINISTRATIVE RECEIVER OR HIS DESIGNEE TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE CITY OF PHILADELPHIA TO COMPENSATE THE CITY FOR THE MONITORING OF CONSTRUCTION CONTRACTS SUBJECT TO THE DAVIS-BACON AND RELATED ACTS, COMMONWEALTH OF PENNSYLVANIA LABOR ACTS, AND/OR THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT ON BEHALF OF THE PHILADELPHIA HOUSING AUTHORITY

WHEREAS, the Philadelphia Housing Authority (“PHA”) is required to adhere to all federal and Commonwealth wage and labor laws, including the Davis-Bacon and Related Acts (“DBRA”), Commonwealth of Pennsylvania Labor Acts, and or the Contract Work Hours and Safety Standards Act (“CWHSSA”) (collectively, “Labor Laws”); and

WHEREAS, PHA currently does not have the staff capability to perform the reviews and monitoring required by these Labor Laws; and

WHEREAS, the City of Philadelphia (“City”), through its Labor Standards Unit (“LSU”) has the staff and expertise to undertake these task on behalf of PHA; and

WHEREAS, the City has agreed to enter into an agreement with PHA to perform the required Labor Law monitoring for a term of one (1) year for an amount not to exceed **ONE HUNDRED FIFTY THOUSAND DOLLARS (\$150,000.00)**.

NOW, THEREFORE, BE IT RESOLVED, that the Philadelphia Housing Authority's Board of Commissioner hereby authorizes the Interim Executive Director/Interim Administrative Receiver or his designee to conclude and to execute an interagency Cooperative Agreement with the City in accordance with the terms and conditions set forth in this resolution for Labor Law monitoring in an amount not to exceed \$150,000.00.

Commissioner Estelle Richman thereupon declared the Resolution unanimously adopted.

The resolutions were adopted. With that, Commissioner Estelle Richman opened the meeting for public comments. Comments were given by Prince Mohammad, Ms. Stevens, and Ms. Jackson. With no other public comments being heard, Commissioner Richman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).