

September 9, 2010

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for September was held on Thursday, September 9, 2010, 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
 Commissioner Patrick J. Eiding
 Commissioner Debra L. Brady

Also Present: Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman, called the meeting to order and advised all present the process of the Board Meetings. With that he stated that the Board of Commissioner were presenting four (4) resolutions to be considered.

The next order of business was the approval of August 26, 2010 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.

I hereby certify that this was
APPROVED BY THE BOARD ON 10/25/10

ATTORNEY FOR PHA

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

RESOLUTION NO. 11399

RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 26, 2010

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on August 26, 2010 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
 Commissioner Patrick J. Eiding
 Commissioner Debra L. Brady

Also Present: 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. 11400

RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OR THEIR DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH NATIONAL TENANT NETWORK, INC. FOR CREDIT AND CRIMINAL BACKGROUND CHECK AND RELATED SERVICES

WHEREAS, the Philadelphia Housing Authority (PHA) is required to perform criminal and credit background checks on all existing and new residents who live in either Public or Section 8 Housing; and

WHEREAS, PHA accordingly identified a need for firms to provide Credit and Criminal Background Check and Related Services for PHA; and

WHEREAS, in order to expedite these background checks in a timely manner, it is a requirement that there be full system integration with PHA's Customer Relational Management ("CRM") system, so that PHA can submit tenant names to the system from a PHA computer in real time and have the results delivered directly back to PHA; and

WHEREAS, only National Tenant Network, Inc., was capable of and willing to develop and install a software interface that enables full system integration with PHA's CRM system and provides criminal and credit background checks to meet PHA's needs for timely response; and

WHEREAS, One (1) offeror submitted a proposed contract as follows:

National Tenant Network, Inc.

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

WHEREAS, based upon review and evaluation, it was recommended that a contract be awarded to National Tenant Network, Inc.; and

WHEREAS, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in five (5) increments, with a base funding increment and four (4) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00)**; the first optional funding increment to be in an amount not to exceed **FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00)**; the second optional funding increment to be in an amount not to exceed **FOUR HUNDRED FIFTY THOUSAND DOLLARS (450,000.00)**; the third optional funding increment to be in an amount not to exceed **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)**; and the fourth optional funding increment to be in an amount not to exceed **FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$550,000.00)**; for a total contract amount not to exceed **TWO MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$2,250,000.00)** to National Tenant Network, Inc; and

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Board of Commissioner or their designee, is hereby authorized to conclude and to execute a contract with National Tenant Network Inc., for the provision of Credit and Criminal Background Check and Related Services.

BE IT FURTHER RESOLVED, that (1) PHA will require that National Tenant Network, Inc., comply with all terms required by the solicitation; (2) the contract is subject to funding availability; (3) no contract shall exist until signed by the Board of Commissioners or their designee; and (4) if PHA and National Tenant Network, Inc., 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 null and void and the authority of the

Board of Commissioners or their designee shall cease with respect to such offerors with which the Board of Commissioners or their designee shall not have mutually agreed on the terms of a contract.

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
 Commissioner Patrick J. Eiding
 Commissioner Debra L. Brady

Also Present: 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 Debra Brady;

RESOLUTION NO. 11401

RESOLUTION RATIFYING RESOLUTION NUMBERS 11314, 11315 AND 11316, DATED MAY 28, 2009, WHICH AUTHORIZED THE SUBMISSION OF THREE (3) DISPOSITION APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”) TO TRANSFER FOUR VACANT LOTS LOCATED AT 1005, 1008, 1016 AND 1017 S. 17TH STREET TO THE REDEVELOPMENT AUTHORITY OF THE CITY OF PHILADELPHIA (“RDA”); A PORTION OF 850 N. 11TH STREET, CONSISTING OF 0.52 ACRES OF LAND TO DREXEL UNIVERSITY (“DREXEL”); AND 818 N. 47TH STREET, A VACANT LOT, TO BROWN STREET ASSOCIATES, L.P. (“BROWN STREET”) FOR FAIR MARKET VALUE AS DETERMINED BY INDEPENDENT APPRAISAL OR, IN THE CASE OF RDA, FOR NOMINAL CONSIDERATION OR A VALUE EQUIVALENT TO PHA’S PROPORTIONATE SHARE OF ANY SALES PROCEEDS RECEIVED BY RDA FROM A SELECTED DEVELOPER

WHEREAS, PHA is the owner of 1005, 1008, 1016 and 1017 S. 17th Street; 850 N. 11th Street and 818 North 47th Street, (collectively the “Properties”); and

WHEREAS, the RDA, identified 1005, 1008, 1016 and 1017 S. 17th Street for inclusion in a site assemblage for the redevelopment of approximately 50 vacant parcels in the Southwest Center City area; and

WHEREAS, RDA will pay nominal consideration or a value equivalent to PHA’s proportionate share of any sales proceeds received by the RDA from a selected developer; and

WHEREAS, Drexel identified a portion of 850 N. 11th Street, which contains an existing two-story building currently operated by Drexel as a community health center in North Philadelphia, for the continued operation of that health center and additional parking; and

WHEREAS, Drexel will pay fair market value as determined by independent appraisal and negotiation; and

WHEREAS, Brown Street identified 818 N. 47th Street for inclusion in the site assemblage for additional off-street parking for its commercial facility in West Philadelphia; and

WHEREAS, Brown Street will pay fair market value as determined by independent appraisal; and

WHEREAS, RDA, Drexel and Brown Street are developers (collectively the “Developers”) of the Properties;

WHEREAS, Resolution Numbers 11314, 11315, and 11316 were adopted on May 28, 2009 by the PHA Board (the “Adopted Resolutions”) in connection with the transfers of the Properties to the Developers respectively; and

WHEREAS, in order to obtain HUD approval of the Disposition Applications and convey the Properties to the respective Developers, PHA must comply with certain provisions of the regulations at 24 CFR, Part 970 and other related laws in connection with governmental consultation by ratifying the respective Adopted Resolutions.

NOW THEREFORE, BE IT RESOLVED, that the Adopted Resolutions and the Disposition Applications submitted to HUD are hereby ratified, subject to and in compliance with all applicable laws, statutes and regulations.

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

Present: Commissioner John F. Street, Chairman
 Commissioner/Councilwoman Jannie L. Blackwell
 Commissioner Nellie W. Reynolds, Vice Chairman
 Commissioner Patrick J. Eiding
 Commissioner Debra L. Brady

Also Present: 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. 11402

RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OR THEIR DESIGNEE TO CONCLUDE AND TO EXECUTE THE SECOND OPTION RENEWAL OF A CONTRACT AND INSURANCE POLICY WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE (SOLICITATION P-003729)

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

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

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

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

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

WHEREAS, the existing coverage is scheduled to expire on October 15, 2010; and

WHEREAS, it is recommended that PHA exercise its second 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 **EIGHT MILLION ONE HUNDRED NINETY SEVEN THOUSAND NINE HUNDRED FIFTY-EIGHT DOLLARS (\$8,197,958.00)** 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; and

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Board of Commissioners or their 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 approval by PHA's funding source before a contract shall exist; (3) no contract shall exist until signed by the Board of Commissioners or their designee; and, (4) if PHA and the bidder have not mutually agreed on the terms of a contract within forty five (45) days of the next regularly scheduled Board Meeting, then this resolution shall be void and the authority of the Board of Commissioner or their designee 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
Commissioner Patrick J. Eiding
Commissioner Debra L. Brady

Also Present: 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. 11403

RESOLUTION AUTHORIZING THE BOARD OF COMISIONERS OR THEIR DESIGNEE TO CONCLUDE AND TO EXECUTE A CONTRACT WITH EACH OF BALLARD SPAHR, LLP, ECKERT SEAMANS CHERIN & MELLOTT, LLC, BUCHANAN INGERSOLL & ROONEY, P.C, ARCHER & GREINER, P.C., FOX ROTHSCHILD, LLP, REED SMITH, MARGOLIS EDELSTEIN AND BOWMAN KAVULICH, LTD FOR THE PROVISION OF LEGAL COUNSEL SERVICES FOR LABOR AND EMPLOYMENT LAW (SOLICITATION NO. P-004007)

WHEREAS, the Philadelphia Housing Authority (“PHA”) identified a need for a Legal Counsel Services for Labor and Employment Law; and

WHEREAS, Solicitation No. P-004007 (the “Solicitation”) was developed according to established procedures, and was properly advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Solicitation was mailed to appropriate companies on the PHA Bidders’ List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, nine (9) companies responded to the Solicitation by submitting proposals as follows:

Ballard Spahr, LLP
Eckert Seamans Cherin & Mellot, LLC
Buchanan Ingersoll & Rooney PC
Archer & Greiner, P.C.
Mattioni, Ltd
Bowman Kavulich, Ltd
Margolis Edelstein
Fox Rothschild, LLP
Reed Smith; and

WHEREAS, the proposals were reviewed and evaluated by the review committee and legal counsel and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, pursuant to the terms of the solicitation, PHA has the right to make multiple awards under the solicitation; and

WHEREAS, based upon evaluation, it is recommended that a contract be awarded to each of Ballard Spahr, LLP, Eckert Seamans Cherin & Mellot, LLC, Buchanan Ingersoll & Rooney,P.C., Archer & Greiner, P.C., Fox Rothschild, LLP, Reed Smith, Margolis Edelstein and Bowan Kavulich, Ltd; and

WHEREAS, it is further recommended that the contracts to be awarded to each of Ballard Spahr, LLP, Eckert Seamans Cherin & Mellot, LLC, Buchanan Ingersoll & Rooney, P.C., Archer & Greiner, P.C., Fox Rothschild, LLP, Reed Smith, Margolis Edelstein and Bowman Kavulich, Ltd shall each be for a two year (2) base period in an amount not to exceed **TWO MILLION DOLLARS (\$2,000,000.00)**; provided that PHA shall have an initial option to add an additional funding amount not to exceed **ONE MILLION DOLLARS (\$1,000,000.00)**, to be exercised upon approval by the Board of Commissioners in PHA’s sole discretion; and provided further that PHA shall have a second option to add an additional funding amount not to exceed **ONE MILLION DOLLARS (\$1,000,000.00)**, to be exercised upon approval by the Board of Commissioners in PHA’s sole discretion; and provided further that PHA shall have a third option

to add an additional funding amount not to exceed **ONE MILLION DOLLARS (\$1,000,000.00)**, for a total amount, if all funding options are exercised and approved by the Board of Commissioners, of **FIVE MILLION DOLLARS (\$5,000,000.00)** per contract;

BE IT RESOLVED, by and for the Philadelphia Housing Authority, that the Board of Commissioners, or their designee, is hereby authorized to conclude and execute a contract with each of Ballard Spahr, LLP, Eckert Seamans Cherin & Mellot, LLC, Buchanan Ingersoll & Rooney, P.C., Archer & Greiner, P.C., Fox Rothschild, LLP, Reed Smith, Margolis Edelstein and Bowan Kavulich, Ltd for the provision of Legal Counsel Services for Labor and Employment Law; and

BE IT FURTHER RESOLVED, that (1) PHA shall require that the recommended contractors comply with all terms required by the Solicitation; (2) the contracts are subject to funding availability; (3) no contract shall exist until signed by the Board of Commissioners or their designee; and (4) if PHA and any recommended contractor 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 null and void and the authority of the Board of Commissioners or their designee, shall cease with respect to such contractor; and

BE IT FURTHER RESOLVED, that PHA is hereby authorized to continue to evaluate and conduct negotiations with one or more of the other proposers who submitted a proposal in response to the Solicitation but are not included in this authorization of award, and, in PHA's discretion and subject to the approval of the Board of Commissioners, 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 Nellie W. Reynolds, Vice Chairman
 Commissioner Patrick J. Eiding
 Commissioner Debra L. Brady

Also Present: 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 the Chairman made brief comments about the Executive Session and stated the next Board Meeting will be held 3:00 pm on Thursday, September 23, 2010. Commissioner Eiding made additional comments about the Executive Session; thereafter the Chairman offered another opportunity for public comments, with no one addressing the board the Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).