



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, September 15, 2016, 3 p.m., at 12 S. 23rd St., Philadelphia, PA 19103

The regular meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order at approximately 3:10 p.m. by the Chair, Lynette Brown-Sow. In addition to the Chair, Vice-Chair Wetzel and Commissioners Callahan, Camarda, Coney, Danzy, and Purnell were in attendance, as well as President & CEO Kelvin A. Jeremiah (“CEO Jeremiah”) and Acting General Counsel, Laurence M. Redican.

The Chair began the meeting by welcoming new Commissioner Fred Purnell and then asking for a moment of silence in preparation for the work to be done. The Chair announced that an executive session had taken place just prior to the meeting, for the purpose of discussing litigation and matters confidential by law.

CEO Jeremiah briefly noted that there is a Board meeting procedure for public comment and announced that: 1) the office of Community Operations and Resident Development (“CORD”) hosted its annual book bag give-away, distributing nearly 2,000 bookbags filled with school supplies; 2) CORD also finished up its summer food program, where nearly 60,000 meals were served to over 1,300 summer youth at 19 PHA sites; 3) congratulations were extended to the winners of CORD’s 2nd annual Spelling Bee; 4) Greg Brinkley, Abbottsford residents and Abbottsford’s Youth Summit Group were congratulated for the youth having been invited and going to the White House last week to celebrate the group’s achievements; and 5) PHA is collaborating with the City to develop the Assessment of Fair Housing for submission to HUD and the collaboration and survey mark a significant partnership between PHA and the City for identifying fair housing challenges and issues.

CEO Jeremiah then congratulated the recipient of this month’s Resident Spotlight, in absentia, Tyneisha Best who followed many constructive avenues and opportunities to be able to settle on her home on August 12, 2016.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of July 21, 2016. Hearing none, the minutes were accepted as submitted.

Nine resolutions were presented and unanimously approved.

Resolution 11883, attached in Appendix 1, was for the Board to approve the FY 2016 Annual Report for the Audit Committee and the Risk Management Committee, for the period from April 1, 2015 to March 31, 2016, and was presented by Janea Jordon, as an advisory member of the Audit Committee, in her role as Executive Vice President of the Office of Audit and Compliance. Board Vice-Chair Wetzel, as Chair of the Audit Committee, moved for approval of the joint report. Following a second, he stated that the Audit Committee recommended approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11884, attached in Appendix 1, was presented by Celeste Fields, Executive Vice President / Chief Financial Officer – Finance and Leased Housing, for PHA to accept the transfer of

authority and duties with respect to the Mainstream Voucher Program, currently administered by The 1260 Housing Development Corporation, effective as of January 1, 2017. Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted some of the considerations reviewed by the committee and stated that the committee recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11885, attached in Appendix 1, was presented by Clare Ann Fitzgerald, Deputy General Counsel, Litigation and Risk Management - Office of General Counsel ("OGC"), to conclude a policy of insurance for Workers' Compensation and Employer's Liability Insurance coverage with Liberty Mutual Insurance Company. The contract amount is not to exceed fourteen million six hundred forty-three thousand one hundred seventy-two dollars (\$14,643,172.00) and is for the policy period from October 15, 2016 to October 15, 2017. Commissioner Callahan, as the Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan commented that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11886, attached in Appendix 1, was presented by Clare Ann Fitzgerald, OGC, to authorize payment for settlement of litigation in an amount not to exceed eighty-five thousand dollars (\$85,000.00) to settle a claim for one hundred eighty-five thousand dollars (\$185,000.00) total. Commissioner Callahan, as the Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan stated that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11887, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, for PHA to contract with U.S. Bank for banking services in a total amount not to exceed one hundred ninety-five thousand two hundred fifty dollars (\$195,250.00). Commissioner Callahan, as the Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan commented that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11888, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to execute a task order with TN Ward Company for modular development and site infrastructure services at the Blumberg Development, in a total amount not to exceed, thirty-five million five hundred twenty-seven thousand five hundred forty-seven dollars (\$35,527,547.00). Commissioner Callahan, as the Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan stated that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11889, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, for PHA to contract with D&N Enterprise, Inc., dba Signarama, for outdoor signage for PHA, in a total amount not to exceed one hundred eighty-eight thousand five hundred ten dollars (\$188,510.00). Commissioner Callahan, as the Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan noted that the

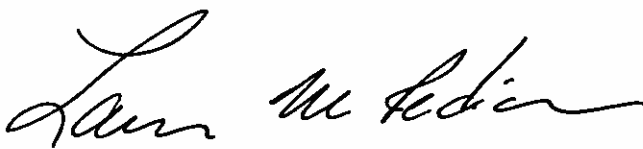
committee had met to review the resolution and recommended its approval. She also asked for Dave Walsh to explain more about the selection process, which he did. Following discussion and there being no public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11890, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with both HAKS LLC and G.T. Clifton Architects for City-required exterior building inspections at eight (8) sites, with the total aggregate amount not to exceed one hundred eighty-nine thousand twenty-seven dollars (\$189,027.00). Commissioner Callahan, as the Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan commented that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11891, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Vellniece Construction, LL; Daniels Contracting of Philadelphia, Inc.; W & W Contractors, Inc; Total Environmental Concept, Inc.; ServPro of Spring Garden/Fairmount; and Operation Bulldoze, LLC for PHA clean out services. The total aggregate amount to be expended under the contracts is not to exceed two million nine hundred eighty-five thousand six hundred twenty-five dollars (\$2,985,625.00). Commissioner Callahan, as the Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan stated that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

The public comment period began at approximately 3:35 p.m. and Louise Hanible was the only person who spoke, with inquiries about resident one-for-one return to Blumberg and Section 3 hiring, after which the Chair adjourned the meeting at approximately 3:40 p.m.

Respectfully submitted,



Laurence M. Redican
Acting General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
12 S. 23rd St.
PHILADELPHIA, PA 19103
THURSDAY, SEPTEMBER 15, 2016, at 3 p.m.
AGENDA

- A. **Call to Order** Lynette Brown-Sow, Chair of the Board of Commissioners
- B. **Remarks** Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held July 21, 2016, as distributed.
- D. **New Business**
1. **RESOLUTION APPROVING THE FY 2016 ANNUAL REPORT OF THE AUDIT AND RISK MANAGEMENT COMMITTEES OF THE PHILADELPHIA HOUSING AUTHORITY**

(Janea Jordon)
 2. **RESOLUTION AUTHORIZING THE TRANSFER OF 50 VOUCHERS TO THE PHILADELPHIA HOUSING AUTHORITY FROM THE 1260 HOUSING DEVELOPMENT CORPORATION UNDER THE MAINSTREAM HOUSING CHOICE VOUCHER PROGRAM**

(Celeste Fields)
 3. **RESOLUTION AUTHORIZING A CONTRACT WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE COVERAGE**

(Clare Ann Fitzgerald)
 4. **RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION**

(Clare Ann Fitzgerald)
 5. **RESOLUTION AUTHORIZING A CONTRACT FOR BANKING SERVICES WITH U.S. BANK**

(Dave Walsh)
 6. **RESOLUTION AUTHORIZING A TASK ORDER WITH TN WARD COMPANY FOR MODULAR DEVELOPMENT AND SITE INFRASTRUCTURE SERVICES, INCLUDING**

83 NEW MODULAR RESIDENTIAL DWELLING UNITS AT THE BLUMBERG DEVELOPMENT

(Dave Walsh)

- 7. RESOLUTION AUTHORIZING A CONTRACT WITH D&N ENTERPRISE, INC., DBA SIGNARAMA, FOR OUTDOOR SIGNAGE**

(Dave Walsh)

- 8. RESOLUTION AUTHORIZING CONTRACTS WITH HAKS LLC AND G.T. CLIFTON ARCHITECTS FOR EXTERIOR BUILDING INSPECTIONS AT SUFFOLK MANOR, GERMANTOWN HOUSE, EMLÉN ARMS, FAIRHILL APARTMENTS, BENTLEY HALL, WESTPARK APARTMENTS, K.B. JACKSON PLAZA, AND GLADYS B. JACOBS MANOR**

(Dave Walsh)

- 9. RESOLUTION AUTHORIZING CONTRACTS WITH VELLNIECE CONSTRUCTION,LLC; DANIELS CONTRACTING OF PHILADELPHIA, INC.; W & W CONTRACTORS, INC.; TOTAL ENVIRONMENTAL CONCEPT, INC.; SERVPRO OF SPRING GARDEN/FAIRMOUNT; AND OPERATION BULLDOZE, LLC FOR PHA CLEAN OUT SERVICES**

(Dave Walsh)

E. Public Comment Period

RESOLUTION NO. 11883

RESOLUTION APPROVING THE FY 2016 ANNUAL REPORT OF THE AUDIT AND RISK MANAGEMENT COMMITTEES OF THE PHILADELPHIA HOUSING AUTHORITY

WHEREAS, the Philadelphia Housing Authority ("PHA") Audit Committee was created pursuant to Resolution No. 11571, adopted on November 30, 2012, as amended by Resolution No. 11785, adopted on May 21, 2015; and

WHEREAS, Section VI of the Charter of the Audit Committee, entitled "Reports," requires that the Audit Committee "submit a written, annual report to the Board summarizing its activities;" and

WHEREAS, the Audit Committee has reviewed and approved for submission to the PHA Board of Commissioners a FY 2016 Annual Report, attached hereto, prepared under the direction of the Audit Committee, summarizing its activities for Fiscal Year 2016, which is the period from April 1, 2015 to March 31, 2016; and

WHEREAS, pursuant to the Risk Management Framework, as adopted by the PHA Board of Commissioners on July 17, 2014, by Resolution No. 11721, the Risk Management Committee, which reports regularly to the Audit Committee, is also to provide the Board with an annual report; and

WHEREAS, the Audit Committee and the Risk Management Committees have distributed and presented their joint FY 2016 Annual Report to the PHA Board of Commissioners and recommend its approval;

BE IT RESOLVED, that PHA's Board of Commissioners hereby approves the FY 2016 Annual Report of the Audit and Risk Management Committees, in substantially the form attached hereto.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/16
Laura M. Reda
ATTORNEY FOR PHA



FY 2016 ANNUAL REPORT OF THE AUDIT COMMITTEE
AND THE RISK MANAGEMENT COMMITTEE
OF THE PHILADELPHIA HOUSING AUTHORITY,
FOR THE PERIOD FROM APRIL 1, 2015 – MARCH 31, 2016

Pursuant to the amended Charter of the Audit Committee, as adopted by the Philadelphia Housing Authority ("PHA") Board of Commissioners on May 15, 2015, by Resolution No. 11785, the Audit Committee is to report at least annually to the Board with respect to the activities of the Committee. The Risk Management Committee, which reports regularly to the Audit Committee, is also to provide the Board with an annual report, pursuant to the Risk Management Framework as adopted by the PHA Board of Commissioners on July 17, 2014, by Resolution No. 11721.

This report is for both committees and covers the time period from April 1, 2015 – March 31, 2016, which is the Fiscal Year 2016 for PHA ("FY 2016").

The voting members of the Audit Committee during that reporting time period were: PHA Commissioners **Herbert Wetzel** (appointed for a two-year term by Board Resolution No. 11745 on November 20, 2014), **Amy Kurland** (appointed for a two-year term by Board Resolution No. 11767 on March 19, 2015) and **Kenneth Murphy** (appointed for a two-year term by Board Resolution No. 11643 on September 19, 2013 and reappointed by Board Resolution No. 11826 on January 21, 2016); and **Matthew Stitt** (appointed for a two-year term by Board Resolution No. 11643 on September 19, 2013 and reappointed by Board Resolution No. 11826 on January 21, 2016); and **Kia Buckner** (appointed for a two-year term by Board Resolution No. 11659 on November 21, 2013 and reappointed by Board Resolution No. 11826 on January 21, 2016).

Under the Audit Committee Charter, its Advisory Members are PHA's Executive Vice President of the Office of Audit and Compliance ("OAC") and PHA's Senior Executive Vice President of Finance - Chief Financial Officer ("CFO"). During the reporting period the individuals holding those positions were **Janea Jordon**, for OAC and **Keith Daviston**, as CFO.

Prior to adoption of Board Resolution No. 11785 by the PHA Board of Commissioners on May 21, 2015, both the Chair and the Vice-Chair were required to be members of the PHA Board of Commissioners. The positions of Chair and Vice-Chair were empty during the reporting period, until Kia Buckner was elected as Vice-Chair on August 3, 2015 and Amy Kurland was elected as Chair on February 12, 2016. During the period of not having individuals in those positions, the meetings were chaired by the Executive Vice President of the Office of Audit and Compliance, Janea Jordon.

Under the charter, the Committee is to meet at least four times a year (no less than quarterly) and did so. The Audit Committee held six (6) meetings in the twelve-month reporting period.

In the reporting period for 2015, the Committee met on February 23, May 3, May 7, August 3, and October 13; in the reporting period for 2016, the Committee met on February 12.

Pursuant to the charter of the Audit Committee, the Committee's responsibilities are in the areas of ensuring:

- 1) the integrity of financial reporting (including selecting an auditor then coordinating with PHA's Executive and Finance departments);
- 2) the adequacy of internal controls (including risk management and working with the Office of Audit and Compliance, and PHA's departments of Finance and Information Systems); and
- 3) compliance with statutory and regulatory requirements (including working with the independent auditor and PHA's Offices of General Counsel and Audit and Compliance).

Accordingly, as detailed in the minutes for the meetings, the areas reviewed at the meetings of the Committee, the external auditors and PHA staff, as appropriate, included regular reports on compliance updates, internal audits, external audits and reports from PHA's Risk Management Committee in the Office of General Counsel.

Audit Committee meetings were also held with RSM, the external auditors selected for the reporting period, regarding the annual independent audit and RSM also had interactions with members of the Audit Committee, separate from the meetings, regarding the audit.

In addition to the regular reports to the Audit Committee from the Risk Management Committee, that committee is to report annually to the Board as to its activities.

In FY16, the Risk Management Committee met on April 29, 2015, July 30, 2015, October 22, 2015, and January 28, 2016. Its members were during the reporting period were: **Branville Bard**, Chief of Public Safety/Police Dept.; **Celeste Fields**, EVP - Leased Housing / Acting EVP – Finance; **Clare Ann Fitzgerald**, Deputy General Counsel – Litigation; **David Walsh**, EVP - Supply Chain Mgt.; **Dinesh Indala**, EVP - Housing Operations; **Hagop Keshishian**, Director of Maintenance; **Faisal Hassan**, EVP - Information Systems Mgt. & CITO; **Janea Jordon**, EVP - Audit & Compliance; **Joanne Strauss**, EVP - Human Resources; **Michael Johns**, Sr. EVP - Capital Projects & Development; **Nichole Tillman**, EVP – Communications; and **William Myles**, EVP - Community Operations & Resident Development.

The Risk Management Committee attempts to identify and manage risks that might impact PHA's operations and results. Therefore, as detailed in the minutes for those meetings and as reported to the Audit Committee, the areas reviewed at the meetings of the Risk Management Committee included: reports on loss control trainings conducted at PHA by its insurers and broker, claims experience for workers compensation, general liability, and automobile, and an explanation of insurance coverages in place for PHA.

Finally, during the reporting period, the annual audit for FY15 was approved by the Board of Commissioners by Resolution No. 11817 on November 19, 2015, as reviewed and recommended for approval by the Audit Committee.

RESOLUTION NO. 11884

RESOLUTION AUTHORIZING THE TRANSFER OF 50 VOUCHERS TO THE PHILADELPHIA HOUSING AUTHORITY FROM THE 1260 HOUSING DEVELOPMENT CORPORATION UNDER THE MAINSTREAM HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, the 1260 Housing Development Corporation ("1260 HDC") currently serves as the housing authority / administrator of the fifty (50) voucher Mainstream Housing Choice Voucher Program- HUD PA889 ("Mainstream Program"); and


WHEREAS, 1260 HDC desires to transfer its authority and duties with respect to the Mainstream Program to the Philadelphia Housing Authority ("PHA"), with such transfer to be effective as of January 1, 2017; and

WHEREAS, PHA's Housing Choice Voucher ("HCV") Program wishes to accept the transfer of authority and duties from 1260, with respect to the Mainstream Program, with such transfer to be effective as of January 1, 2017; and

WHEREAS, PHA's HCV Program currently manages a seventy (70) voucher Mainstream Program and the addition of the fifty (50) vouchers from 1260 HDC will provide new housing opportunities to an underserved population in Philadelphia; and

WHEREAS, PHA's Housing Choice Voucher Program will administer the Mainstream Program to assist families where the head, spouse or co-head is a person with disabilities; and

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee(s) to accept transfer of authority and duties with respect to the Mainstream Program from 1260 HDC to PHA, as set forth above, with such transfer to be effective as of January 1, 2017, and to take such actions and execute such agreements or other documents as necessary or appropriate to effect such transfer; and all acts heretofore taken by the officer(s) of PHA in connection with the matters authorized by the foregoing resolution are hereby ratified and approved.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/16

ATTORNEY FOR PHA

RESOLUTION NO. 11885

RESOLUTION AUTHORIZING A CONTRACT WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE COVERAGE

WHEREAS, Pennsylvania law requires the Philadelphia Housing Authority ("PHA") to maintain workers' compensation and employer's liability insurance coverage; and

WHEREAS, the current workers' compensation and employer's liability insurance policy in force expires on October 15, 2016; and

WHEREAS, pursuant to Resolution No.11710, approved by this Board on June 19, 2014, PHA entered into a contract with Conner Strong & Buckelew ("Conner") on July 15, 2014, for the provision of qualified, professional insurance and brokerage services; and

WHEREAS, at PHA's request, and in compliance with procurement regulations, Conner solicited premium quotations from fifteen (15) insurers in the market place and Conner provided PHA with insurance quotations from the two insurers who responded; and

WHEREAS, in consultation with Conner, PHA reviewed both of the proposals and determined that Liberty Mutual Insurance Company ("Liberty Mutual") provides the best workers' compensation and employer's liability insurance coverage option for PHA; and

WHEREAS, the "Maximum Premium" for the insurance is fourteen million six hundred forty-three thousand one hundred seventy-two dollars (\$14,643,172.00), which would reflect a "worst case scenario" of claims in excess of thirteen million forty-five thousand dollars (\$13,045,000.00) and premium and terrorism charges in the amount of one million five hundred ninety-eight thousand one hundred seventy-two dollars (\$1,598,172); and

WHEREAS, the "Total Expected Premium" is six million three hundred ninety-seven thousand forty-seven dollars (\$6,397,047.00), reflecting a "usual case scenario" of expected claims for the year of five million dollars (\$5,000,000.00) and risk transfer premium and related fixed and deferred costs totaling one million three hundred ninety-seven thousand forty-seven dollars (\$1,397,047); and

WHEREAS, it is recommended that workers' compensation and employer's liability insurance coverage be contracted for with Liberty Mutual, for a maximum amount not to exceed fourteen million six hundred forty-three thousand one hundred seventy-two dollars (\$14,643,172.00) for the policy period from October 15, 2016 to October 15, 2017, to pay premiums and cash collateral and to maintain an appropriate reserve to be used to pay deductible amounts on claims, as necessary during the policy period;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee(s) to take all necessary actions to conclude and to execute a policy of insurance for PHA's workers' compensation and employer's liability insurance with Liberty Mutual for a maximum amount not to exceed fourteen million six hundred forty-three thousand one hundred seventy-two dollars (\$14,643,172.00) for the policy period from October 15, 2016 to October 15, 2017, as set forth above and subject to the availability of funds therefor.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/16
Quinn M. Redic
ATTORNEY FOR PHA

RESOLUTION NO. 11886

RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION

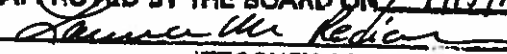
WHEREAS, a PHA tenant ("Plaintiff") brought a premises liability action against the Philadelphia Housing Authority ("PHA") seeking monetary damages; and

WHEREAS, based on an evaluation of the case made by the Office of General Counsel ("OGC"), in cooperation with outside legal counsel and PHA's general liability insurer, the Housing Authority Risk Retention Group, Inc. ("HARRG"), PHA reached a comprehensive settlement agreement with the Plaintiff, pursuant to which PHA and HARRG will pay Plaintiff a total of one hundred eighty-five thousand dollars (\$185,000.00), of which an amount not to exceed eighty-five thousand dollars (\$85,000.00) will be paid by PHA, in exchange for Plaintiff's release of all claims; and

WHEREAS, this resolution was discussed with the Board of Commissioners in executive session, in accordance with the Sunshine Act, 65 Pa. C.S.A. §§ 701 *et seq.*; and

WHEREAS, the settlement was determined by OGC and represented to the Board in executive session to be in the best interests of PHA;

BE IT RESOLVED, that Board of Commissioners hereby authorizes PHA's President & CEO and/or his authorized designee(s) to make payment in an amount not to exceed eighty-five thousand dollars (\$85,000.00) to settle the claim for one hundred eighty-five thousand dollars (\$185,000.00) total, as referenced above, following receipt of concurrence from the U.S. Department of Housing and Urban Development, subject to the availability of funds therefor.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/16

ATTORNEY FOR PHA

RESOLUTION NO. 11887

RESOLUTION AUTHORIZING A CONTRACT FOR BANKING SERVICES WITH U.S. BANK

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for banking services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and


WHEREAS, based upon the consensus evaluation, it is recommended that a contract be awarded to U.S. Bank; and

WHEREAS, work is to be assigned to the awardee at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered at any time during the course of this contract; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed one hundred ninety-five thousand two hundred fifty dollars (\$195,250.00) with a two-year base period and three (3) one (1) year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is seventy eight thousand one hundred dollars (\$78,100.00);
- 2) The not-to exceed amount for the first one-year option period is thirty nine thousand fifty dollars (\$39,050.00);
- 3) The not-to exceed amount for the second one-year option period is thirty nine thousand fifty dollars (\$39,050.00); and
- 4) The not-to exceed amount for the third one-year option period is thirty nine thousand fifty dollars (\$39,050.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with U.S. Bank for a total amount not to exceed one hundred ninety-five thousand two hundred fifty dollars (\$195,250.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract, including determining whether the options available under the contract shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/16

ATTORNEY FOR PHA

RESOLUTION NO. 11888

RESOLUTION AUTHORIZING A TASK ORDER WITH TN WARD COMPANY FOR MODULAR DEVELOPMENT AND SITE INFRASTRUCTURE SERVICES, INCLUDING 83 NEW MODULAR RESIDENTIAL DWELLING UNITS AT THE BLUMBERG DEVELOPMENT

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for modular development and site infrastructure services, including 83 Modular New Residential Dwelling Units at the Blumberg Development, and a Request for Proposal was developed for the selection of a company to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was supplied to the appropriate companies among PHA's contracted vendors under the Modular Contractor Development Services Contract; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation, it is recommended that a task order be awarded to TN Ward Company; and

WHEREAS, it is further recommended that the contract be for a total amount not to exceed thirty-five million five hundred twenty-seven thousand five hundred forty-seven dollars (\$35,527,547.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee(s) to conclude and execute a task order with TN Ward Company, in a total amount not to exceed, thirty-five million five hundred twenty-seven thousand five hundred forty-seven dollars (\$35,527,547.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such task order.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/16
Lawrence M. Redin
ATTORNEY FOR PHA

RESOLUTION NO. 11889

**RESOLUTION AUTHORIZING A CONTRACT WITH D&N ENTERPRISE, INC., DBA
SIGNARAMA, FOR OUTDOOR SIGNAGE**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for outdoor signage and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and


WHEREAS, the Request for Proposal was mailed to qualified vendors selected as a result of a Request for Qualifications that closed in November 2015; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation, it is recommended that a contract be awarded to D&N Enterprise, Inc. dba Signarama; and

WHEREAS, it is further recommended that the contract be for a total amount not to exceed one hundred eighty-eight thousand five hundred ten dollars (\$188,510.00), with a one-year performance period from the time of the execution of the contract;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee(s) to conclude and execute a contract with D&N Enterprise, Inc., dba Signarama, in a total contract amount not to exceed, one hundred eighty-eight thousand five hundred ten dollars (\$188,510.00) subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/16

ATTORNEY FOR PHA

RESOLUTION NO. 11890

RESOLUTION AUTHORIZING CONTRACTS WITH HAKS LLC AND G.T. CLIFTON ARCHITECTS FOR EXTERIOR BUILDING INSPECTIONS AT SUFFOLK MANOR, GERMANTOWN HOUSE, EMLÉN ARMS, FAIRHILL APARTMENTS, BENTLEY HALL, WESTPARK APARTMENTS, K.B. JACKSON PLAZA, AND GLADYS B. JACOBS MANOR

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for exterior building inspections at eight (8) sites, due to the requirements of City of Philadelphia Bill 090568-AAA, which is known as the Philadelphia Façade Ordinance; and

WHEREAS, a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and Chambers of Commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation, it is recommended that contracts be awarded to HAKS LLC and G.T. Clifton Architects for a combined total amount not to exceed one hundred eighty-nine thousand twenty-seven dollars (\$189,027.00); and

WHEREAS, it is further recommended that the contract amount for HAKS LLC shall be for a total amount not to exceed one hundred twenty thousand eight hundred fifty dollars (\$120,850.00); and

WHEREAS, it is further recommended that the contract amount for G.T. Clifton Architects shall be for a total amount not to exceed sixty-eight thousand one hundred seventy-seven dollars (\$68,177.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with HAKS LLC and G.T. Clifton Architects subject to the availability of funds therefor, in a total amount for both contracts combined not to exceed one hundred eighty-nine thousand twenty-seven dollars (\$189,027.00), as set forth above, and to take all necessary actions relating to such contracts.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/16
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 11891

**RESOLUTION AUTHORIZING CONTRACTS WITH VELLNIECE CONSTRUCTION,LLC;
DANIELS CONTRACTING OF PHILADELPHIA, INC.; W & W CONTRACTORS, INC.; TOTAL
ENVIRONMENTAL CONCEPT, INC.; SERVPRO OF SPRING GARDEN/FAIRMOUNT; AND
OPERATION BULLDOZE, LLC FOR PHA CLEAN OUT SERVICES**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for clean out services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and Chambers of Commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

WHEREAS, based upon the consensus evaluation, it is recommended that contracts be awarded to Vellniece Construction, LL; Daniels Contracting of Philadelphia, Inc.; W & W Contractors, Inc; Total Environmental Concept, Inc.; ServPro of Spring Garden/Fairmount; and Operation Bulldoze, LLC; and

WHEREAS, work is to be assigned to each of the six (6) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered at any time during the course of this contract at the discretion of the Contracting Officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the six (6) contracts, combined, shall not exceed two million nine hundred eighty-five thousand six hundred twenty-five dollars (\$2,985,625.00) with a two-year base period and three (3) one (1) year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is one million one hundred ninety-four thousand two hundred fifty dollars (\$1,194,250.00);
- 2) The aggregate not-to exceed amount for the first one-year option period is five hundred ninety-seven thousand one hundred twenty-five dollars (\$597,125.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is five hundred ninety-seven thousand one hundred twenty-five dollars (\$597,125.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is five hundred ninety-seven thousand one hundred twenty-five dollars (\$597,125.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Vellniece Construction, LL; Daniels Contracting of Philadelphia, Inc.; W & W Contractors, Inc; Total Environmental Concept, Inc.; ServPro of Spring Garden/Fairmount; and Operation Bulldoze, LLC; for a total aggregate amount not to exceed two million nine hundred eighty-five thousand six hundred twenty-five dollars (\$2,985,625.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract, including determining whether the options available under the contracts shall be exercised.

9/15/16