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**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES**  
**Thursday, September 19, 2019, 3 p.m., at 2013 Ridge Ave., Philadelphia, PA 19121**

The regularly scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order at approximately 3:05 p.m. by the Chair, Lynette Brown-Sow. In attendance were Vice-Chair Wetzel, Commissioners Callahan, Camarda, Coney, Mayo, Purnell, and Wise, as well as President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican. Not participating was Commissioner Staten.

The Chair congratulated Commissioner Reverend Callahan on the celebration of her 10<sup>th</sup> anniversary as pastor of her church, after which the CEO reviewed the commenting procedure, for comment on a specific resolution or in the general comment period.

A video presentation was then provided, showing the significant building accomplishments in the Sharswood area over this past summer.

The CEO made the following announcements: 1) details were provided about the progress of Sharswood Phase II and the Reynolds School and related funding grants and tax-credit opportunities; 2) PHA has partnered with the rideshare Lyft to offer residents affordable and convenient access to grocery stores through the Grocery Access Program; 3) PHA provided 1,500 book bags filled with school supplies to PHA residents, thanks to the efforts of the Resident Advisory Board and the PHA department of Resident Programs and Partnerships; 4) this year, the PHA Summer Food Program provided 26 part-time jobs to PHA residents and 38,000 meals to youths aged 3-18 at public housing sites; and 5) Norris Phase II received an Award of Merit from the National Association of Housing and Redevelopment Officials (NAHRO), an award for Outstanding Achievement from the Mid-Atlantic Regional Council of NAHRO (MARC-NAHRO), and is also being recognized with an Award of Merit from the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA).

PHA resident Ms. Raquel Rodriguez, of Fairhill Apartments, was introduced as the recipient of the Resident Spotlight this month, having just secured full-time employment with PHA after being employed as a lab monitor in June of 2019. Her volunteer activities at Fairhill were noted, as well as her intention to run for a resident council leadership position. Ms. Rodriguez received encouragement and congratulations from the Board and the audience.

The Employee of the Month Award was then presented to Leonard Petolicchio, of the Office of Audit and Compliance, for his impressive work performance, including recouping impressive amounts on repayment agreements. He was presented with a certificate, a check, and applause.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of July 18, 2019. Hearing none, the minutes were accepted as submitted.

Seven resolutions were presented and unanimously approved.

**Resolution 12059**, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize PHA to contract with Liberty Mutual

Insurance Company for a maximum amount not to exceed twelve million fifty-four thousand seven hundred fifty-five dollars (\$12,054,755.00) for the policy period from October 15, 2019 to October 15, 2020, for a renewal of Workers' Compensation and Employer's Liability Insurance coverage. Commissioner Callahan, as Chair of the Finance Committee to which the resolution was sent for review, moved for approval of the resolution. Following a second, Commissioner Callahan stated that the resolution had been reviewed by the Finance Committee, which recommended its adoption. There being no further discussion or public comment, for which an opportunity was provided (as it was for all the resolutions), the motion was unanimously approved.

**Resolution 12060**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Creativescape, Inc.; ELT Ventures, Inc.; and Four Seasons Total Landscaping, Inc. for PHA Landscaping Services, in a total amount not to exceed eight hundred three thousand nine hundred eight-five dollars (\$803,985.00). Commissioner Callahan, as Chair of the Finance Committee to which the resolution was sent for review, moved for approval of the resolution. Following a second, and there being no discussion, the motion was unanimously approved.

**Resolution 12061**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with TN Ward Company, Dale Corporation, Perryman/Shoemaker J.V., and AP Construction/Synterra J.V. for construction management services, in a total amount not to exceed four hundred fifty million dollars (\$450,000,000.00). Commissioner Callahan, as Chair of the Finance Committee to which the resolution was sent for review, moved for approval of the resolution. Following a second, Commissioner Callahan stated that the resolution had been reviewed by the Finance Committee. There being no further discussion, the motion was unanimously approved.

**Resolution 12062**, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice President – Planning and Development, to authorize certain actions by PHA to create thirty (30) new townhouse homeownership units as part of the North Central CNI Homeownership development ("Development"), pursuant to the CNI grant. The townhouse units will be built on a portion of the existing Norris Apartments site bound by Diamond, Marvine and North 11<sup>th</sup> Street along with fourteen (14) properties in the 1900 & 2000 blocks of North 8<sup>th</sup> Street. Vice Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Vice-Chair Wetzel stated that the committee had reviewed the resolution, recommended its adoption, and there was discussion about the breakdown of the housing. Jennifer Bennetch spoke as part of the opportunity for public comment on the resolution. The motion was then unanimously approved.

**Resolution 12063**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Korn Ferry to provide actuarial consulting services for the pension fund, in an amount not to exceed four hundred thirty-seven thousand six hundred twenty-nine dollars (\$437,629.00). Commissioner Callahan, as Chair of the Finance Committee to which the resolution was sent for review, moved for approval of the resolution. Following a second, Commissioner Callahan stated that the resolution had been reviewed by the Finance Committee and was recommended for adoption. There being no further discussion, the motion was unanimously approved.

**Resolution 12064**, attached in Appendix 1, was presented by Lopa Kolluri, Senior Executive Vice President and Chief Development and Operating Officer, to authorize PHA to submit an application for funding to the U.S. Department of Housing and Urban Development, pursuant to the Choice Neighborhoods Implementation Grant Program FY2019 Notice of Funding Availability that was published on August 5, 2019. Vice Chair Wetzel, as Chair of the Policy and Planning Committee to

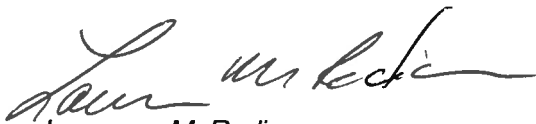
which the resolution had been sent for review, moved for its adoption. Following a second, Vice-Chair Wetzel stated that the committee had reviewed the resolution, recommended its adoption, and hoped that the application would be successful for the funding. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 12065**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Duvernay + Brooks LLC, Baker Tilly Virchow Krause LLP, and AthenianRazak LLC for Development Initiative Consultant Services, in a total amount not to exceed five hundred thousand dollars (\$500,000.00). Commissioner Callahan, as Chair of the Finance Committee to which the resolution was sent for review, moved for approval of the resolution. Following a second, Commissioner Callahan stated that the resolution had been reviewed by the Finance Committee, which recommended its adoption. There being no further discussion, the motion was unanimously approved.

The meeting was then opened for **public comment** at approximately 3:45 p.m. The names of those who signed up for public comments and their topics are attached as Appendix 2 (including the notation that Jennifer Bennetch read a written statement on behalf of Trice Fredo Thomas at the meeting).

The meeting ended at approximately 4:05 p.m.

Respectfully submitted,



Laurence M. Redican  
General Counsel  
Philadelphia Housing Authority

# APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY  
MEETING OF THE BOARD OF COMMISSIONERS  
2013 RIDGE AVE.  
PHILADELPHIA, PA 19121  
THURSDAY, SEPTEMBER 19, 2019 at 3 p.m.  
AGENDA

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- A. **Call to Order** Lynette Brown-Sow, Chair
- B. **Remarks** Kelvin A. Jeremiah, President & CEO
- C. **Approval of the Minutes** of the Board Meeting held July 18, 2019, as distributed.
- D. **New Business**
1. **RESOLUTION AUTHORIZING A CONTRACT WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE COVERAGE**  
Dave Walsh
  2. **RESOLUTION AUTHORIZING CONTRACTS FOR PHA LANDSCAPING SERVICES WITH CREATIVESCAPE, INC.; ELT VENTURES, INC.; AND FOUR SEASONS TOTAL LANDSCAPING, INC.**  
Dave Walsh
  3. **RESOLUTION AUTHORIZING CONTRACTS FOR CONSTRUCTION MANAGEMENT SERVICES WITH TN WARD COMPANY, DALE CORPORATION, PERRYMAN/SHOEMAKER J.V., AND AP CONSTRUCTION/SYNTERRA J.V.**  
Dave Walsh
  4. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE NORTH CENTRAL CNI HOMEOWNERSHIP DEVELOPMENT**  
Nicholas Dema
  5. **RESOLUTION AUTHORIZING A CONTRACT WITH KORN FERRY FOR ACTUARIAL CONSULTING SERVICES FOR THE PENSION FUND**  
Dave Walsh
  6. **RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FUNDING PURSUANT TO THE FISCAL YEAR 2019 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PROGRAM NOTICE OF FUNDING AVAILABILITY**  
Lopa Kolluri
  7. **RESOLUTION AUTHORIZING CONTRACTS FOR DEVELOPMENT INITIATIVE CONSULTANT SERVICES WITH DUVERNAY + BROOKS LLC, BAKER TILLY VIRCHOW KRAUSE LLP, AND ATHENIANRAZAK LLC**  
Dave Walsh
- E. **Public Comment Period**

**RESOLUTION NO. 12059**

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

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has a need to maintain workers' compensation and employer's liability insurance coverage; and

**WHEREAS**, the current workers' compensation insurance policy in force expires on October 15, 2019; and

**WHEREAS**, pursuant to Resolution No.11957, approved by this Board on September 14, 2017, PHA entered into a contract with Conner Strong & Buckelew ("Conner") on November 29, 2017, for the provision of qualified, professional insurance and brokerage services; and

**WHEREAS**, at PHA's request, and in compliance with procurement regulations, Conner has solicited premium quotations from five (5) insurers in the market place; and

**WHEREAS**, two (2) insurers offered premium and coverage quotations: Liberty Mutual, which is the incumbent insurer, and Hartford Insurance Company; and

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

**WHEREAS**, the "Maximum Premium" for the Liberty Mutual insurance is twelve million fifty-four thousand seven hundred fifty-five dollars (\$12,054,755.00), which would reflect a "worst case scenario" of claims and expenses; and

**WHEREAS**, the "Total Expected Premium" for Liberty Mutual is four million six hundred twenty- nine thousand three hundred eighty dollars (\$4,629,380); and

**WHEREAS**, it is recommended that PHA contract with Liberty Mutual for workers' compensation coverage, for a maximum amount not to exceed twelve million fifty-four thousand seven hundred fifty-five dollars (\$12,054,755.00) for the policy period from October 15, 2019 to October 15, 2020, 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 PHA's 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 Insurance Company for a maximum amount not to exceed twelve million fifty-four thousand seven hundred fifty-five dollars (\$12,054,755.00) for the policy period from October 15, 2019 to October 15, 2020, as set forth above and subject to availability of funds therefor.

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/19  
*John M. Red*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12060**

**RESOLUTION AUTHORIZING CONTRACTS FOR PHA LANDSCAPING SERVICES WITH CREATIVESCAPE, INC.; ELT VENTURES, INC.; AND FOUR SEASONS TOTAL LANDSCAPING, INC.**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for landscaping services, for administrative and community centers, 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 and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Creativescape, Inc.; ELT Ventures, Inc.; and Four Seasons Total Landscaping, Inc.; and

**WHEREAS**, work is to be assigned to each of the three (3) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contracts at any time during the course of these contracts at the discretion of the contracting officer; and

**WHEREAS**, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed eight hundred three thousand nine hundred eight-five dollars (\$803,985.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is three hundred twenty-one thousand five hundred ninety-four dollars (\$321,594.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is one hundred sixty thousand seven hundred ninety-seven dollars (\$160,797.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is one hundred sixty thousand seven hundred ninety-seven dollars (\$160,797.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is one hundred sixty thousand seven hundred ninety-seven dollars (\$160,797.00);

**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 Creativescape, Inc.; ELT Ventures, Inc.; and Four Seasons Total Landscaping, Inc. for a total aggregate amount not to exceed eight hundred three thousand nine hundred eight-five dollars (\$803,985.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/19

*[Signature]*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12061**

**RESOLUTION AUTHORIZING CONTRACTS FOR CONSTRUCTION MANAGEMENT SERVICES WITH TN WARD COMPANY, DALE CORPORATION, PERRYMAN/SHOEMAKER J.V., AND AP CONSTRUCTION/SYNTERRA J.V.**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for construction management 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 and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to TN Ward Company, Dale Corporation, Perryman/Shoemaker J.V., and AP Construction/Synterra J.V.; and

**WHEREAS**, work is to be assigned to each of the four (4) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contracts at any time during the course of these contracts at the discretion of the contracting officer; and

**WHEREAS**, it is recommended that the aggregate amount to be expended under the four (4) contracts, combined, shall not exceed four hundred fifty million dollars (\$450,000,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is one hundred eighty million dollars (\$180,000,000.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is ninety million dollars (\$90,000,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is ninety million dollars (\$90,000,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is ninety million dollars (\$90,000,000.00);

**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 TN Ward Company, Dale Corporation, Perryman/Shoemaker J.V., and AP Construction/Synterra J.V for a total aggregate amount not to exceed four hundred fifty million dollars (\$450,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was  
**APPROVED BY THE BOARD ON** \_\_\_\_\_

**ATTORNEY FOR PHA**

**RESOLUTION NO. 12062**

**RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS AN RELATED ACTIVITIES IN CONNECTION WITH THE NORTH CENTRAL CNI HOMEOWNERSHIP DEVELOPMENT**

**WHEREAS**, In July, 2014, the U.S. Department of Housing and Urban Development (“HUD”) awarded the City of Philadelphia and the Philadelphia Housing Authority (“PHA”) a \$30 million Choice Neighborhoods Implementation Grant to implement the North Central Philadelphia Transformation Plan, a main part of which is the redevelopment of the remaining one hundred forty-seven (147) units at Norris Apartments along with revitalization of the surrounding target area; and

**WHEREAS**, the transformation plan involves the demolition of Norris Apartments and development of two hundred sixty-seven (267) new rental units, of which one hundred forty-seven (147) will be replacement units for existing Norris Apartment residents and thirty (30) homeownership units; and

**WHEREAS**, the transformation plan will be developed over the following phases:

- o Rental Units:
  - Development of 89 rental units
  - Development of 50 rental units
  - Development of 128 rental units
- o Homeownership Units:
  - Development of 30 homeownership units; and


**WHEREAS**, PHA issued a Request for Proposals to select a development partner to be the developer for the homeownership development (“Development”), which will include the new construction of up to thirty (30) townhouse units that will be sold to families whose income is less than 120% of the Area Median Income and the sale price will not exceed two hundred fifty thousand dollars (\$250,000.00); and

**WHEREAS**, the Development will be built on a portion of the existing Norris Apartments site bound by Diamond, Marvine and North 11<sup>th</sup> Street (1100 Diamond Street), along with fourteen (14) properties in the 1900 & 2000 blocks of North 8<sup>th</sup> Street, of which PHA owns five (5) of the properties, (1916,1920,1934,1950, 2012) and the Philadelphia Land Bank owns the remaining nine (9) properties (1914,1928,1930,1936,1938,1946,1948,1952,1954); and

**WHEREAS**, the Philadelphia Land Bank intends to convey its properties to PHA for this initiative, with all properties for the development to be conveyed at nominal consideration; and

**WHEREAS**, PHA selected Frankel Enterprises (Developer) as its partner for this Development;

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby authorizes the President & CEO, or his designee(s), to: negotiate and execute a development agreement with the Developer and/or its affiliate; negotiate, execute and enter into all related contracts and documents necessary or appropriate to develop, finance, construct the Development, including submission of a Demolition and Disposition Application to HUD for the PHA properties; acquire the Philadelphia Land Bank properties; dispose of properties at nominal consideration; and to take all necessary actions to carry out the provisions of the Resolution, subject to the availability of funds therefor.

I hereby certify that this was  
**APPROVED BY THE BOARD ON** 9/18/19  
  
**ATTORNEY FOR PHA**



**RESOLUTION NO. 12063**

**RESOLUTION AUTHORIZING A CONTRACT WITH KORN FERRY FOR ACTUARIAL CONSULTING SERVICES FOR THE PENSION FUND**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for actuarial consulting services for the pension fund 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 and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a contract be awarded to Korn Ferry; 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 in accordance with the contract terms at any time during the course of the contract; and

**WHEREAS**, it is recommended that the amount to be expended under the contract shall not exceed four hundred thirty-seven thousand six hundred twenty-nine dollars (\$437,629.00) with a one (1) year base period and four (4) one-year option periods, as follows:

- 1) The not-to-exceed amount for the one (1) year base period is seventy-nine thousand two hundred dollars (\$79,200.00);
- 2) The not-to exceed amount for the first one-year option period is eighty-three thousand one hundred sixty dollars (\$83,160.00);
- 3) The not-to exceed amount for the second one-year option period is eighty-seven thousand three hundred eighteen dollars (\$87,318.00);
- 4) The not-to exceed amount for the third one-year option period is ninety-one thousand six hundred eighty-three dollars (\$91,683.00); and
- 5) The not-to exceed amount for the fourth one-year option period is ninety-six thousand two hundred sixty-eight dollars (\$96,268.00);

**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 Korn Ferry, subject to the availability of funds therefor, as set forth above, in a total contract amount not to exceed four hundred thirty-seven thousand six hundred twenty-nine dollars (\$437,629.00) and to take all necessary actions relating to such contract, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/19  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12064**

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FUNDING PURSUANT TO THE FISCAL YEAR 2019 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PROGRAM NOTICE OF FUNDING AVAILABILITY**

**WHEREAS**, the U.S. Department of Housing and Urban Development (“HUD”) has issued a Fiscal Year 2019 Notice of Funding Availability (“NOFA”), for the Choice Neighborhoods Implementation Grant Program, which describes the requirements for submission of competitive funding proposals for Implementation Grants; and

**WHEREAS**, under the Choice Neighborhoods Implementation Grant program, HUD provides funding to support development of a comprehensive neighborhood transformation plan for distressed public housing developments; and

**WHEREAS**, the NOFA establishes a limit of no more than one application per locality and requires that the local government of jurisdiction be either the Lead Applicant or Co-Applicant; and

**WHEREAS**, the Philadelphia Housing Authority (“PHA”) has reviewed the NOFA and identified the former Norman Blumberg Apartments site and the surrounding Sharswood neighborhood as a site that meets the NOFA requirements for distress and other neighborhood factors and would make for a competitive application; and

**WHEREAS**, PHA will work closely with, and actively engage, the former residents of the Norman Blumberg Apartments, community residents, and other stakeholders throughout the Choice Neighborhood implementation process, if the proposal is awarded grant funding; and


**WHEREAS**, PHA agrees to be the Lead Applicant and the City of Philadelphia agrees to be the Co-Applicant; and

**WHEREAS**, the deadline for submission of the application is November 4, 2019 and PHA seeks to submit a proposal for an amount up to thirty-five million dollars (\$35,000,000.00), which must be matched by a minimum of five percent (5%) of the requested grant amount; and

**WHEREAS**, PHA has already invested in excess of one hundred ninety million dollars (\$190,000,000.00) in a variety of initiatives in the Sharswood neighborhood, which are planned or underway; and

**WHEREAS**, approval by the Board of Commissioners is a requirement for the application to HUD;

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby approves the submission of a proposal for Choice Neighborhoods Implementation Grant funding in an amount up to thirty-five million dollars (\$35,000,000.00) and authorizes the PHA President & CEO and/or his designee(s) to undertake all necessary actions to secure partnership agreements and resource commitments necessary for a competitive proposal, and to enter into a grant agreement with HUD upon receipt of a grant award.

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/19/19  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12065**

**RESOLUTION AUTHORIZING CONTRACTS FOR DEVELOPMENT INITIATIVE CONSULTANT SERVICES WITH DUVERNAY + BROOKS LLC, BAKER TILLY VIRCHOW KRAUSE LLP, AND ATHENIANRAZAK LLC**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for development initiative consultant 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 and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Duvernay + Brooks LLC, Baker Tilly Virchow Krause LLP and AthenianRazak LLC; and

**WHEREAS**, work is to be assigned to each of the three (3) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of the contract at the discretion of the Contracting Officer; and

**WHEREAS**, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed five hundred thousand dollars (\$500,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year year base period is two hundred thousand dollars (\$200,000.00);
- 2) The aggregate not-to exceed amount for the first one-year option period is one hundred thousand dollars (\$100,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is one hundred thousand dollars (\$100,000.00);and
- 4) The not-to exceed amount for the third one-year option period is one hundred thousand dollars (\$100,000.00);

**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 Duvernay + Brooks LLC, Baker Tilly Virchow Krause LLP, and AthenianRazak LLC for a total aggregate amount not to exceed five hundred thousand dollars (\$500,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

# APPENDIX 2

## SEPTEMBER 2019 SIGN-UP SHEET FOR THE GENERAL PUBLIC COMMENT PERIOD

### AT THE END OF THE BOARD MEETING

For Maintenance or Individual Housing Issues –

Please proceed to the Specific Tables Set Up for Those Issues  
(3 minutes per person)

Under the PHA Board Meeting Conduct Policy, Resolution No. 11502,  
the following behavior is not allowed: defamatory, uncivil, harassing or  
rude comments; conduct such as booing, hissing, and/or cursing; and  
disruptive behavior.

Failure to respect this policy may result in your being asked to leave the meeting.

Please: 1) *PRINT* your name, 2) state your TOPIC, and 3) INITIAL to acknowledge  
the PHA Board conduct policy, as summarized above.

Name: Kose Bryant ✓

Topic: PHA Accomplishments

I hereby acknowledge the Board Conduct Policy: \_\_\_\_\_

Name: Kimberly Peters ✓

Topic: Displacement After math of it, the lack of  
assistance from PHA

I hereby acknowledge the Board Conduct Policy: \_\_\_\_\_

Name: J. Bennett ✓

Topic: corruption criminal activity  
by police and employees ✓

I hereby acknowledge the Board Conduct Policy: \_\_\_\_\_

Name: J. Bennett (for Fredo Trice who is

Topic: (read a written statement) banned

I hereby acknowledge the Board Conduct Policy: \_\_\_\_\_

**SEPTEMBER 2019 SIGN-UP SHEET FOR THE  
GENERAL PUBLIC COMMENT PERIOD  
AT THE END OF THE BOARD MEETING**

For Maintenance or Individual Housing Issues –  
*Please proceed to the Specific Tables Set Up for Those Issues*  
(3 minutes per person)

Under the PHA Board Meeting Conduct Policy, Resolution No. 11502,  
**the following behavior is not allowed: defamatory, uncivil, harassing or**  
**rude comments; conduct such as booing, hissing, and/or cursing; and**  
**disruptive behavior.**

Failure to respect this policy may result in your being asked to leave the meeting.

Please: 1) *PRINT* your name, 2) state your TOPIC, and 3) INITIAL to acknowledge  
the PHA Board conduct policy, as summarized above.

✓ Name: \_\_\_\_\_

Topic: \_\_\_\_\_

I hereby acknowledge the Board Conduct Policy: \_\_\_\_\_

✓ Name: \_\_\_\_\_

Topic: \_\_\_\_\_

I hereby acknowledge the Board Conduct Policy: \_\_\_\_\_ ✓