



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, September 15, 2022, 3 p.m.

The regularly scheduled meeting of the Philadelphia Housing Authority ("PHA") Board of Commissioners was conducted via a virtual platform, due to COVID-19 public health concerns and in accordance with PHA's By-Laws that provide for remote participation, while respecting the goals and requirements of the Sunshine Act. The protocols for public participation, including opportunities to submit written or verbal comments and questions, were posted on the PHA website as of April 8, 2020, with directions for real-time public audio access for this meeting provided thereafter, as well.

The Chair, Lynette Brown-Sow, brought the meeting to order at approximately 3:05 p.m. She did a roll call to establish that there was a quorum and noted that an executive session had occurred just before the meeting. In addition to the Chair and Vice-Chair Wetzel, the following Commissioners participated in the meeting: Commissioners Callahan, Camarda, Coney, Mayo, Purnell, and Shahid. The President & CEO ("CEO") and the General Counsel and Board Secretary, Laurence M. Redican, also participated. Commissioner Wise did not participate.

The Chair requested a moment of silence before starting the meeting and then shared the announcement that Kelvin Jeremiah has been selected by the Philadelphia Titan 100 Program as one of Philadelphia's most accomplished business leaders, demonstrating exceptional leadership, vision and passion.

Thereafter, the distinguished CEO reviewed the public participation guidelines for the meeting and made the following announcements:

- PHA held its annual Back to School Book Bag Giveaway this summer. Book bags and school supplies were given away to PHA residents at various locations. Nearly 600 book bags were given to residents by PHA and its partners, which included the Philadelphia Urban League.
- In late July, the newest Grocery Outlet Bargain Market opened in Sharswood and, in its first week of operation, sold more fruits and vegetables than any other Grocery Outlet on the East Coast.
- On Sept. 28 at 11 am, PHA will hold the Grand Opening Celebration for another housing development, Sharswood Crossing. The complex, developed by Hunt Companies and Pennrose, LLC, includes 60 new affordable rental apartments and homes near 21 and Master streets. Everyone is invited to attend.
- With COVID-19 infection rates falling, and good cleaning and safety protocols in place, the lobby at PHA's headquarters is now open to the public from 9 am to 5 pm. Masks are still expected.
- A grant from the William Penn Foundation was obtained for three hundred eighty-five thousand dollars for a 3-year period for support for "grandfamilies" – consisting of households where a disabled adult of a child up to the age of 18 lives with a grandparent.

The Chair then asked whether there were any changes to the minutes from the Board meeting minutes of July 21, 2022. Hearing none, the minutes were approved.

Nine (9) resolutions were presented, reviewed, and approved by all participating Commissioners at the time of the vote, by roll call.

Resolution No. 12234, attached in Appendix 1, was introduced by Celeste Fields, Senior Executive Vice President / Chief Administrative & Financial Officer, for the Board to adopt the comprehensive annual financial report and the associated financial statement for the period of April 1, 2021 through March 31, 2022. The materials were prepared by RSM US LLP and Daniel Bonnette, the lead for the audit team, RSM, presented a PPT (attached as Appendix 2) for the resolution. It was specifically noted during the presentation that no audit violations were found regarding non-compliance or material deficiencies with regard to the two major programs (or any programs) of PHA: public housing and the leased housing/HCV programs. Commissioner Purnell, as Chair of the Audit Committee, moved for adoption of the resolution. Following a second, he noted that the Audit Committee had reviewed the materials and recommended approval and also that the quality of work done by PHA and RSM again resulted in having the results finalized in record time, with those results of "no findings," despite again expanding the scope for the audits this year, being impressive. After the opportunity for discussion and for public comment (as was available for all the resolutions), and there being none, the motion was unanimously approved, by roll call.

Resolution No. 12235, attached in Appendix 1, was presented by Debra Shore, Senior Counsel - Risk Management, to authorize PHA to conclude a policy of insurance for Workers' Compensation and Employer's Liability Insurance coverage with Liberty Mutual Insurance Company for claims administration, loss control services, and account management in a not-to-exceed amount of fourteen million three hundred eighty-two thousand eight hundred ninety-six dollars (\$14,382,896.00), for the policy period from October 15, 2022 to October 15, 2023. Commissioner Callahan, Chair of the Finance Committee that had reviewed the resolution, moved for its adoption. The motion was seconded, discussed, and Commissioner Callahan noted that the Finance Committee had reviewed the resolution. It was noted that no public comments were received for any of the resolutions this month and the motion to adopt was unanimously approved, by roll call.

Resolution 12236, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), to authorize PHA to contract with Creativescape, Inc. and Turf Contractors Co., Inc. for green roof and planter box maintenance services in a total aggregate amount not to exceed four hundred sixty-eight thousand nine hundred seventy-four dollars (\$468,974.00). Commissioner Callahan, as Chair of the Finance Committee that had reviewed the resolution, moved for its adoption. Following a second, Commissioner Callahan stated that the Finance Committee had reviewed the resolution, and it was unanimously approved, by roll call.

Resolution No. 12237, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Geppert Brothers, Inc.; Haines & Kibblehouse, Inc.; and USA Environmental Management, Inc. for demolition services in a total aggregate amount not to exceed twenty-one million two hundred twenty-six thousand seven hundred forty-three dollars (\$21,226,743.00). The resolution had been sent to the Finance Committee for review and Commissioner Callahan moved for its adoption. The motion was seconded, it was noted that it had been reviewed by the committee, and it was unanimously approved, by roll call.

Resolution No. 12238, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Memis Roofing LLC; Clark Roofing Co., Inc.; and Milestone Contractors Inc. for roofing repair, replacement and related maintenance with the total aggregate

amount not to exceed fourteen million dollars (\$14,000,000.00). The resolution had been reviewed by the Finance Committee and Commissioner Callahan moved for its adoption. Following a second, the resolution was unanimously approved, by roll call.

Resolution No. 12239, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract to issue a task order to Dale Corporation for construction management services for roofing replacement at Conventional Sites and Scattered Sites, with the total amount of the task order not-to-exceed thirteen million six hundred fifteen thousand nine hundred eighty-seven dollars (\$13,615,987.00). This resolution had also been reviewed by the Finance Committee and Commissioner Callahan moved for its adoption. Following a second and Commissioner Callahan stating that the committee had reviewed the resolution and recommended its adoption, the resolution was unanimously approved, by roll call.

Resolution No. 12240, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Ocean Construction, LLC, Milestone Contractors, Inc., Creativescape, Inc., DMPAG, Inc., and Premier Building Restoration, Inc. for concrete repair services in a total aggregate amount not to exceed ten million dollars (\$10,000,000.00). The resolution had been reviewed by the Finance Committee and its Chair, Commissioner Callahan, moved for its adoption. Following a second, Commissioner Callahan noted that the committee had reviewed the resolution and recommended its adoption. There being no further discussion, the motion was unanimously approved by roll call.

Resolution No. 12241, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to issue a task order for Dale Corporation for construction management services for thirty-four (34) scattered site unit renovations, various site upgrades and Warnock Village Office space conversion to thirteen (13) Residential Units. The task order performance period is sixteen (16) months. The total amount of the task order is not-to-exceed twenty-four million nine hundred ninety-three thousand nine hundred ninety-five dollars (\$24,993,995.00). Commissioner Wetzal, Chair of the Policy & Planning Committee that had reviewed the resolution, moved for its adoption. Following a second and discussion, the motion to adopt was unanimously approved, by roll call.

Before the presentation of **Resolution 12242**, attached in Appendix 1, Commissioner Camarda recused herself, as her re-appointment to the Audit Committee was the subject of the resolution. It was noted that her recusal was not due to any conflict, due to facilitate open discussion. Following her leaving the virtual meeting, Janea Jordon, Executive Vice-President, Office of Audit and Compliance, presented the resolution for the re-appointment of Commissioner Camarda, currently the elected Vice-Chair of the Audit Committee, to a two-year term, as an independent member, pursuant to the Audit Committee charter. Commissioner Purnell, Chair of the Audit Committee, moved for her re-appointment. After the motion was seconded, Commissioner Purnell noted that the Audit Committee was unanimously in favor of Commissioner Camarda's re-appointment. There being no further discussion or public comment, there was a roll call for the vote. The motion was unanimously approved by all those participating in the vote, and Commissioner Camarda rejoined the meeting.

For the **public comment period**, an emailed comment from Sterling Johnson, attached as Appendix 2, was read at the meeting, regarding UC-Townhomes. CEO Jeremiah responded to the concerns raised in the letter and reiterated, as he had previously to Mr. Johnson and many others, that PHA has no property, financial, or other interest in UC-Townhomes, which is privately owned. PHA's only role has been to administer vouchers to approximately seventy (70) residents there, which it has done, as well as extending the time for using those vouchers by three months. However, PHA is not a party to the private owner's contract with HUD and has no relationship to

the property other than administration of the vouchers to certain of its residents.

Thereafter, former Resident Commissioner Vernell Tate interjected a number of questions regarding Spring Garden, which had not been submitted in advance, as per the public comment protocol. Nonetheless, these were addressed by Kelvin Jeremiah, as well as discussed, generally by Commissioners Callahan and Wetzel. CEO Jeremiah also indicated, as he had for the question from Mr. Johnson that the issues raised had already been discussed with the questioner and he would be willing to review again, if desired.

There being no further business, the Chair then asked for a motion to end the meeting. After a motion from Commissioner Camarda and a second, the meeting concluded at approximately 4:10 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Laurence M. Redican". The signature is fluid and cursive, with a long horizontal stroke at the end.

Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

**THE PHILADELPHIA HOUSING AUTHORITY
AGENDA FOR THE MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, SEPTEMBER 15, 2022, at 3 p.m.**

- 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, 2022, as distributed.
- D. New Business**
- 1. RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL FINANCIAL AND COMPLIANCE REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2022**

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

Debra Shore
 - 3. RESOLUTION AUTHORIZING CONTRACTS FOR GREEN ROOF AND PLANTER MAINTENANCE SERVICES WITH CREATIVESCAPE, INC. AND TURF CONSTRUCTION CO., INC.**

Dave Walsh
 - 4. RESOLUTION AUTHORIZING CONTRACTS FOR DEMOLITION SERVICES FOR VARIOUS SCATTERED, CONVENTIONAL AND HIGH-RISE RESIDENTIAL PROPERTIES WITH GEPPERT BROTHERS, INC.; HAINES & KIBBLEHOUSE, INC.; AND USA ENVIRONMENTAL MANAGEMENT, INC.**

Dave Walsh
 - 5. RESOLUTION AUTHORIZING CONTRACTS FOR ROOFING REPAIR, REPLACEMENT, AND RELATED MAINTENANCE WORK WITH MEMIS ROOFING LLC; CLARK ROOFING CO., INC.; AND MILESTONE CONTRACTORS INC.**

Dave Walsh
 - 6. RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR ROOFING REPLACEMENT AT CONVENTIONAL SITES AND SCATTERED SITES**

Dave Walsh

- 7. RESOLUTION AUTHORIZING CONTRACTS FOR CONCRETE REPAIR SERVICES WITH OCEAN CONSTRUCTION, LLC; MILESTONE CONTRACTORS, INC.; CREATIVESCAPE, INC.; DMPAG, INC.; AND PREMIER BUILDING RESTORATION, INC.**

Dave Walsh

- 8. RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR: RENOVATIONS TO THIRTY-FOUR (34) SCATTERED SITES, VARIOUS CONVENTIONAL SITE UPGRADES, AND WARNOCK VILLAGE OFFICE SPACE CONVERSION TO THIRTEEN (13) RESIDENTIAL UNITS**

Dave Walsh

- 9. RESOLUTION RE-APPOINTING BONNIE CAMARDA TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

Janea Jordon

E. Public Comment Period

RESOLUTION NO. 12234

**RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL FINANCIAL AND COMPLIANCE
REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING
MARCH 31, 2022**

WHEREAS, the law of the Commonwealth of Pennsylvania requires that all general-purpose local governments and component units publish a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles ("GAAP") and audited in accordance with Generally Accepted Auditing Standards ("GAAS") by a firm of certified public accountants; and

WHEREAS, the Philadelphia Housing Authority ("PHA") contracted with RSM US LLP (hereafter "RSM"), to conduct the required audit of PHA's financial statements, business-type activities, blended component units, and each PHA major fund, for the fiscal year that ended March 31, 2022, pursuant to applicable procedures, which RSM has done; and

WHEREAS, the PHA Audit Committee has met with RSM, the PHA President & CEO, PHA's Chief Financial Officer, and PHA's Office of Audit and Compliance, after the completion of PHA's audit, to review and discuss the audit report and the associated audit results; and

WHEREAS, the PHA Audit Committee has recommended acceptance of the comprehensive annual financial and compliance report, as prepared by RSM, and the associated financial statement, as prepared by PHA management, for the period of April 1, 2021, through March 31, 2022, dated September 15, 2021, as reviewed by RSM, PHA management and the Audit Committee, and as distributed and presented to PHA's Board of Commissioners;

BE IT RESOLVED, that PHA's Board of Commissioners hereby adopts and approves the comprehensive annual financial and compliance report, dated September 15, 2022, and the associated financial statements for the period of April 1, 2021, through March 31, 2022.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/15/2022

ATTORNEY FOR PHA

RESOLUTION NO. 12235

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 last workers' compensation insurance policy term was from October 15, 2021 to October 15, 2022, as approved by the Board on October 15, 2021 by Resolution No. 12175; and

WHEREAS, pursuant to Resolution No. 11957, approved by the PHA 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 insurers in the market place; and

WHEREAS, two (2) insurers offered quotations: Liberty Mutual Insurance Company ("Liberty Mutual"), the incumbent, and Hartford; one (1) insurer, Zurich, indicated that a proposal would be subject to a five hundred thousand dollar (\$500,000.00) deductible; and two (2) insurers (Am Trust and Encova) declined to quote; and

WHEREAS, in consultation with Conner, PHA has reviewed the three (3) options and determined that of the two (2) proposals (as Zurich submitted its requirements, but not a proposal), the Liberty Mutual proposal provides the best workers' compensation and employer's liability insurance coverage option for PHA; and

WHEREAS, the "Maximum Premium" for Liberty Mutual insurance is fourteen million three hundred eighty-two thousand eight hundred ninety-six dollars (\$14,382,896.00), which would reflect a "worst case scenario" of claims and expenses; and

WHEREAS, the "Total Expected Premium" for Liberty Mutual is five million two hundred sixty-three thousand four hundred seventy one dollars (\$5,263,471.00); and

WHEREAS, it is recommended that PHA contract with Liberty Mutual for workers' compensation coverage, for a maximum amount not to exceed fourteen million three hundred eighty-two thousand eight hundred ninety-six dollars (\$14,382,896.00), for the policy period from October 15, 2022 to October 15, 2023 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 for a not-to-exceed amount of fourteen million three hundred eighty-two thousand eight hundred ninety-six dollars (\$14,382,896.00), for the policy period from October 15, 2022 to October 15, 2023, as set forth above and subject to availability of funds therefor.

I hereby certify that this was
APPROVED BY THE BOARD ON

9/15/2022

ATTORNEY FOR PHA

RESOLUTION NO. 12236

**RESOLUTION AUTHORIZING CONTRACTS FOR GREEN ROOF AND PLANTER
MAINTENANCE SERVICES WITH CREATIVESCAPE, INC. AND TURF CONSTRUCTION CO.,
INC.**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for green roof and planter maintenance 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. and Turf Construction Co., Inc.; and

WHEREAS, work is to be assigned to each of the two (2) 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 two (2) contracts, combined, shall not exceed four hundred sixty-eight thousand nine hundred seventy-four dollars (\$468,974.00) with a two (2) 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 forty-one thousand two hundred ten dollars (\$241,210.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is seventy-four thousand four hundred eighty-seven dollars (\$74,487.00);
- 3) The aggregate not-to-exceed amount for the second one-year option period is seventy-five thousand nine hundred twenty-three dollars (\$75,923.00); and
- 4) The aggregate not-to-exceed amount for the third one-year option period is seventy-seven thousand three hundred fifty-four dollars (\$77,354.00);

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. and Turf Construction Co., Inc. for a total aggregate amount not to exceed four hundred sixty-eight thousand nine hundred seventy-four dollars (\$468,974.00) 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

9/15/2002

ATTORNEY FOR PHA

RESOLUTION NO. 12237

RESOLUTION AUTHORIZING CONTRACTS FOR DEMOLITION SERVICES FOR VARIOUS SCATTERED, CONVENTIONAL AND HIGH-RISE RESIDENTIAL PROPERTIES WITH GEPPERT BROTHERS, INC.; HAINES & KIBBLEHOUSE, INC.; AND USA ENVIRONMENTAL MANAGEMENT, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for demolition 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 Geppert Brothers, Inc.; Haines & Kibblehouse, Inc.; and USA Environmental Management, 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 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 twenty-one million two hundred twenty-six thousand seven hundred forty-three dollars (\$21,226,743.00) with a two (2) 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 eight million one hundred seventy-nine thousand three hundred thirty-four dollars (\$8,179,334.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is four million two hundred forty-two thousand two hundred sixty-six dollars (\$4,242,266.00);
- 3) The aggregate not-to-exceed amount for the second one-year option period is four million three hundred forty-eight thousand seventy-eight dollars (\$4,348,078.00); and
- 4) The aggregate not-to-exceed amount for the third one-year option period is four million four hundred fifty-seven thousand sixty-five dollars (\$4,457,065.00);

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 Geppert Brothers, Inc.; Haines & Kibblehouse, Inc.; and USA Environmental Management, Inc. for a total aggregate amount not to exceed twenty-one million two hundred twenty-six thousand seven hundred forty-three dollars (\$21,226,743.00), 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

[Signature] 9/15/2022
ATTORNEY FOR PHA

RESOLUTION NO. 12238

RESOLUTION AUTHORIZING CONTRACTS FOR ROOFING REPAIR, REPLACEMENT AND RELATED MAINTENANCE WORK WITH MEMIS ROOFING LLC; CLARK ROOFING CO., INC.; AND MILESTONE CONTRACTORS INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for roofing 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

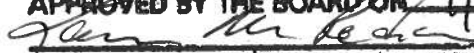
WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Memis Roofing LLC; Clark Roofing Co., Inc.; and Milestone Contractors Inc.; 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 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 fourteen million dollars (\$14,000,000.00) with a two (2) 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 five million six hundred thousand dollars (\$5,600,000.00); and
- 2) The aggregate not-to-exceed amount for each of the three (3) one-year option periods is two million eight hundred thousand dollars (\$2,800,000.00);

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 Memis Roofing LLC, Clark Roofing Co., Inc. and Milestone Contractors Inc. for a total aggregate amount not to exceed fourteen million dollars (\$14,000,000.00) 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 9/15/2022

ATTORNEY FOR PHA

RESOLUTION NO. 12239

**RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR
CONSTRUCTION MANAGEMENT SERVICES FOR ROOFING REPLACEMENT AT
CONVENTIONAL SITES AND SCATTERED SITES**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services for the Roofing Replacement at Conventional Sites and Scattered Sites 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 Large Construction Management Contract P-4857B, approved by the Board on September 19, 2019 as Resolution #12061; 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 task order contract be awarded to Dale Corporation; and

WHEREAS, it is further recommended that the contract be for a total amount not to exceed thirteen million six hundred fifteen thousand nine hundred eighty-seven dollars (\$13,615,987.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee to conclude and execute a task order under contract P-4857B with Dale Corporation, in a not-to-exceed total task order amount of thirteen million six hundred fifteen thousand nine hundred eighty-seven dollars (\$13,615,987.00), subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such task order contract.

I hereby certify that this was
APPROVED BY THE BOARD ON

9/15/2022

ATTORNEY FOR PHA

RESOLUTION NO. 12240

RESOLUTION AUTHORIZING CONTRACTS FOR CONCRETE REPAIR SERVICES WITH OCEAN CONSTRUCTION, LLC; MILESTONE CONTRACTORS, INC.; CREATIVESCAPE, INC.; DMPAG, INC.; AND PREMIER BUILDING RESTORATION, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a concrete repair 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 Ocean Construction, LLC; Milestone Contractors, Inc.; Creativescape, Inc.; DMPAG, Inc.; and Premier Building Restoration, Inc.; and

WHEREAS, work is to be assigned to each of the five (5) 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 five (5) contracts, combined, shall not exceed ten million dollars (\$10,000,000.00) 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 four million dollars (\$4,000,000.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is two million dollars (\$2,000,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is two million dollars (\$2,000,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is two million dollars (\$2,000,000.00);

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 Ocean Construction, LLC; Milestone Contractors, Inc.; Creativescape, Inc.; DMPAG, Inc.; and Premier Building Restoration, Inc. for a total aggregate amount not to exceed ten million dollars (\$10,000,000.00), 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

9/15/2022

ATTORNEY FOR PHA

RESOLUTION NO. 12241

**RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR
CONSTRUCTION MANAGEMENT SERVICES FOR: RENOVATIONS TO THIRTY-FOUR (34)
SCATTERED SITES, VARIOUS CONVENTIONAL SITE UPGRADES, AND WARNOCK
VILLAGE OFFICE SPACE CONVERSION TO THIRTEEN (13) RESIDENTIAL UNITS**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services for thirty-four (34) scattered site unit renovations, various site upgrades, and Warnock Village office space conversion to thirteen (13) residential units; and

WHEREAS, 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 Large Construction Management Contract P-4857B, approved by the Board on September 19, 2019 as Resolution #12061; 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 task order contract be awarded to Dale Corporation; and

WHEREAS, it is further recommended that the contract be for a total amount not to exceed twenty-four million nine hundred ninety-three thousand nine hundred ninety-five dollars (\$24,993,995.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee to conclude and execute a task order under contract P-4857B with Dale Corporation, in a not-to-exceed total task order amount of twenty-four million nine hundred ninety-three thousand nine hundred ninety-five dollars (\$24,993,995.00), subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such task order contract.

I hereby certify that this was
APPROVED BY THE BOARD ON

9/15/2022

ATTORNEY FOR PHA

RESOLUTION NO. 12242

RESOLUTION RE-APPOINTING BONNIE CAMARDA TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER

WHEREAS, the Philadelphia Housing Authority ("PHA") created an Audit Committee, by Resolution No. 11571 ("Audit Resolution") on November 30, 2012, the charter of which was most recently amended by Resolution No. 11785 on May 21, 2015, which states as follows, with regard to membership:

Section II. Membership

The Committee shall consist of seven (7) members; five (5) voting members, and two (2) non-voting members, serving as advisors to the Committee. The Committee's voting members shall elect the Committee's Chair and Vice Chair. The Chair shall be a member of the Audit Committee who is also a member of PHA's Board of Commissioners. At least four (4) independent members shall be selected from outside of PHA (PHA employees are excluded from being an independent member). PHA's Executive Vice President ("EVP") of the Office of Audit and Compliance and PHA's Senior Executive Vice President of Finance - Chief Financial Officer shall comprise the remaining advisory members of the Committee.

Section III. Independent Members

The Board shall select the Independent Members, who shall serve for a two-year period that may be renewed by the Board from time to time.... the Board will attempt to select as an Independent Member a person who meets the definition of an "audit committee financial expert" with the following attributes:

- An understanding of financial statements and generally accepted accounting principles.
- An ability to assess the general application of such principles in connection with the accounting for estimates, accruals and reserves.
- Experience in preparing, auditing, analyzing or evaluating financial statements that present a level of complexity of accounting issues generally comparable to what could be raised by PHA's financial statements or experience actively supervising one or more persons engaged in such activities.
- An understanding of internal controls and procedures for financial reporting.
- An understanding of audit committee functions.
- An understanding of public housing programs, including federal, state and local public housing rules, regulations, budget and finance.

WHEREAS, Commissioner Camarda was appointed to the Audit Committee by the Board of Commissioners for a (2) two-year term as an independent member, by Resolution No. 12013, on September 20, 2018, re-appointed by Resolution No. 12108 on September 17, 2020, and has ably served as Vice-Chair on that committee; and

WHEREAS, the Audit Committee unanimously recommends her reappointment;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of Commissioner Bonnie Camarda as an independent member of PHA's Audit Committee, pursuant to the terms and conditions of the Audit Charter.

I hereby certify that this was
APPROVED BY THE BOARD ON

9/15/2022
ATTORNEY FOR PHA

APPENDIX 2

Emailed Public Comment–

Hello:

My name is Sterling Johnson and I am a part of Philadelphia Housing Action, an international housing rights organization.

Our concern is about the continued administration of the property at UC-Townhomes and need some clarity. People are so worried about the future. Can you communicate with us about it?

We are threatened on a month by month basis about it closing. We heard what happened at Lipscomb Square and it is really scary to have no administrator or support from the Housing Authority.

Philadelphia Housing Authority has been helpful, but we cannot say the same for the "relocation specialist" called TRIAD.

There need to be an investigation of these consultants. They are unable to do their job and have treated residents with a lot of disrespect. There is a level of unprofessionalism that is troubling. We blame Altman and also question Noel Eisenstat's relationship here. People have been forced to move to places that they find unsuitable. Neighbors have been lost due to this process.

We believe that the Housing Authority needs to help us preserve this housing at the UC-Townhomes.

We support the 40,000 other people with vouchers and please support them. Vouchers are not our issue. We need support preserving our housing and our community.

Your policy should be to preserve. Mr. Jeremiah clearly state that UC-Townhomes should be preserved "as is." That is our demand. We support housing for all and self determined tenant organizing and you should too!

Thanks so much for your time,

Sterling Johnson