



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES

**Thursday, March 16, 2023
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 by the Chair, Lynette Brown-Sow, at approximately 3:00 p.m. In addition to the Chair, the following Commissioners participated: Vice-Chair Wetzel and Commissioners Callahan, Camarda, Coney, Mayo, and Shahid. The President & CEO (“CEO”) and the General Counsel and Board Secretary, Laurence M. Redican, were in attendance. Commissioners Purnell and Wise did not participate.

The Chair requested a moment of silence, in preparation for the work to be done, after which the CEO mentioned that an Executive Session had taken place just before the meeting for matters related to litigation.

The CEO then made the following announcements:

- 1) Litigation has been instituted against PHA regarding the fatal fire in Fairmount in January 2022. PHA will be vigorously defending itself in court, and not through the media.
- 2) PHA and its “Philadelphia Model” are receiving international recognition for PHA’s achievements and PHA had a visit from the British Consulate, at Vaux Community Center, on March 1, 2023 to discuss PHA’s Workforce Development and Jobs Plus Program initiatives. The British Consulate’s interest in PHA’s efforts to promote employment and economic opportunities for low-income individuals is a testament to the effectiveness and innovation of our programs.
- 3) PHA’s impressive preservation and redevelopment of the Harrison Plaza Tower, a 15-story high-rise building that now provides affordable, comfortable, and secure housing for seniors, was recognized and applauded.
- 4) PHA recently received \$630,977 to provide 50 vouchers to young adults who are transitioning out of foster care and experiencing, or at risk of experiencing, homelessness. Philadelphia is one of only 16 public housing agencies in 9 states to receive funding from HUD’s \$12.9 million award, highlighting the importance of this issue on a national scale.
- 5) PHA’s non-profit affiliate, PhillySEEDS, is again offering scholarships to the PHA community, with awards of \$1, \$3 and \$5 thousand dollars. Applications are being accepted from March 1 – until June 15th, with rolling decisions. Applications are encouraged!

Hagop Kasishian then presented Facility Engineer Dan Snyder with the Employee of the Month award and Nichole Tillman, Executive Vice President of Communications, presented Graphic Designer Scott Ratinoff with PHA’s Customer Service Award. Both received a Certificate, a check, and applause.

The Chair then asked whether there were any changes to the minutes from the Board meeting of February 16, 2023, as submitted. Hearing none, the minutes were approved.

Nine (9) resolutions were presented, reviewed, and unanimously approved.

Resolution No. 12264, attached in Appendix 1, was presented by Greg Hampson, Interim Executive Vice President - Planning & Development ("I EVP- P&D"), to authorize PHA to contract with Civetta Property Group ("Developer") as its partner for Phase III, a homeownership phase under the Sharswood/Blumberg Transformation Plan that will include the new construction of up to seventy-one (71) homeownership units in Sharswood on scattered sites, as set forth in the resolution. The total development cost is estimated at seventeen million four hundred thousand dollars (\$17,400,000.00), which will be funded with private financing and sale proceeds, with PHA agreeing to convey the properties noted above at nominal consideration. Vice-Chair Wetzel, as Chair of the Policy & Planning Committee that reviewed the resolution prior to its presentation to the Board, moved for its adoption. Following a second and discussion, as well as the opportunity for public comment, of which there was none, the motion was unanimously approved, by roll call.

Resolution No. 12265, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), to authorize PHA to continue the authorization granted to PHA from the Board since 2010, to enter into various contracts under state and federal cooperative purchasing agreements and other programs for one year. Under this resolution, the contract terms are not to exceed five (5) years, for a total not-to-exceed aggregate amount of twenty-nine million dollars (\$29,000,000.00), with a continuation of the Board quarterly reporting requirement, as noted in the resolution. Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its adoption. The motion was seconded and, after discussion, it was unanimously approved, by roll call.

Resolution No. 12266, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate to acquire the Hartranft Community Center and, contingent upon such acquisition, to conclude and execute a contract with TN Ward Company for Design Build and Construction Management Services for Hartranft Community Center, in a total amount not to exceed eleven million five hundred forty-three thousand two hundred thirty-three dollars (\$11,543,233.00). Vice-Chair Wetzel, Chair of the Policy & Planning Committee that reviewed the resolution, moved for its adoption. Following a second and discussion, the motion was unanimously approved, by roll call.

Resolution No. 12267, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Norris Community Resident Council, Inc. for youth programs. The contract performance period is a one (1) year base period and (4) four (1) one-year option periods. The total amount to be expended under the contract, including the exercise of any options, is not to exceed two million eighty-four thousand eight hundred eighteen dollars (\$2,084,818.00). Commissioner Callahan moved for it to be adopted. Following a second and there being no discussion, the motion was unanimously approved, by roll call.

Resolution No. 12268, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with National Credit Reporting for Criminal, Credit and Background Check Services in an amount not to exceed seven hundred thousand dollars (\$700,000.00). This resolution was also reviewed by the Resident Services Committee and Commissioner Shahid, as a member of that committee, moved for its adoption. After a second and there being no discussion, the motion was unanimously approved, by roll call.

Resolution No. 12269, attached in Appendix 1, was presented by Greg Hampson, I EVP – P&D, to authorize PHA to convert thirty-four (34) units of Community Ventures' new development project, located in Old City, to a Rental Assistance Demonstration transfer of assistance and to provide the development with a project based voucher subsidy. Vice-Chair Wetzel, the chair of the Policy & Planning committee that reviewed the resolution, moved for its adoption. After a second and discussion, especially with regard to the desirable location of the development, the motion was unanimously approved, by roll call.

Resolution No. 12270, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Emergi-Clean, Inc. for Biohazard Cleanup and Disposal Services in a total contract amount not to exceed eight hundred forty-one thousand seven hundred twelve dollars (\$841,712.00). This resolution was reviewed by the Finance Committee and its chair, Commissioner Callahan, moved for its adoption. Following a second and there being no discussion, the motion was unanimously approved, by roll call.

Resolution No. 12271, attached in Appendix 1, was presented by Laurence Redican, General Counsel, to authorize PHA to pay all fees and costs and negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate to acquire the 99.99% limited partnership interest in Germantown House, L.P., the tax credit partnership that owns Germantown House, with the other .01% already being held by Germantown House HDC, a wholly-owned affiliate of PHA. Vice-Chair Wetzel, chair of the Policy & Planning committee that reviewed the resolution, moved for its adoption. After a second and discussion, including noting PHA's exemplary record of doing such acquisitions for its tax-credit properties, in order to ensure long-term low-income housing, the motion was unanimously approved, by roll call.

Resolution No. 12272, attached in Appendix 1, was presented by Laurence Redican, General Counsel, to authorize PHA to pay all fees and costs and negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate to acquire the 99.99% limited partnership interest in Uni-Penn Housing Partnership IV, the tax credit partnership that owns Martin Luther King Phase IV, with the other .01% already being held by MLK IV HDC, a wholly-owned affiliate of PHA. While this was presented with Resolution No. 12271, separate votes were had for both, although the discussions were merged. This was moved for adoption by Vice-Chair Wetzel and, after a second and discussion, wherein it was noted that this resolution and the one before it secure permanent affordable housing opportunities, it was unanimously approved, by roll call.

CEO Jeremiah then noted that PHA has reacquired eleven tax-credit developments, for a total of eleven hundred units now being fully-owned by PHA, which are the only permanent affordable housing units in Philadelphia.

No comments were received for the resolutions or for the **public comment period**.

The Chair announced that the next meeting will be April 20, 2023 and adjourned the meeting at approximately 3:40 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, MARCH 16, 2023
AGENDA**

- 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 February 16, 2023 as distributed
- D. New Business**
 - 1. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH PHASE III OF THE SHARSWOOD CNI HOMEOWNERSHIP DEVELOPMENT AND CIVETTA PROPERTY GROUP**

Greg Hampson
 - 2. RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS**

Dave Walsh
 - 3. RESOLUTION AUTHORIZING A CONTRACT FOR DESIGN BUILD AND CONSTRUCTION MANAGEMENT SERVICES FOR HARTRANFT COMMUNITY CENTER**

Dave Walsh
 - 4. RESOLUTION AUTHORIZING A CONTRACT FOR NORTH CENTRAL YOUTH PROGRAMS WITH NORRIS COMMUNITY RESIDENT COUNCIL, INC.**

Dave Walsh
 - 5. RESOLUTION AUTHORIZING A CONTRACT WITH NATIONAL CREDIT REPORTING FOR CRIMINAL, CREDIT AND BACKGROUND CHECK SERVICES**

Dave Walsh
 - 6. RESOLUTION AUTHORIZING TRANSFER OF ASSISTANCE UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM FROM THIRTY-FOUR PUBLIC HOUSING UNITS TO THE OLD FIRST HOUSE APARTMENTS**

Greg Hampson

7. RESOLUTION AUTHORIZING A CONTRACT FOR BIOHAZARD CLEANUP AND DISPOSAL SERVICES WITH EMERGI-CLEAN INC.

Dave Walsh

8. RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN GERMANTOWN HOUSE, L.P.

Laurence M. Redican

9. RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN UNI-PENN HOUSING PARTNERSHIP IV

Laurence M. Redican

E. Public Comment Period

RESOLUTION NO. 12264

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH PHASE III OF THE SHARSWOOD CNI HOMEOWNERSHIP DEVELOPMENT AND CIVETTA PROPERTY GROUP

WHEREAS, in April, 2020, the U.S. Department of Housing and Urban Development (“HUD”) awarded the Philadelphia Housing Authority (“PHA”) and the City of Philadelphia a \$30 (thirty) million dollar Choice Neighborhoods Implementation Grant (“Grant”) to implement the Sharswood/Blumberg Transformation Plan, the main component of which is the redevelopment of the former Blumberg public housing site, along with revitalization of the surrounding target area; and

WHEREAS, the Housing Plan under the Grant, which will be completed in various phases, involves the development of four hundred fifty-nine (459) rental units, of which two hundred seventy-six (276) will be replacement units for relocated Blumberg Apartment residents, and there will also be two hundred twenty-five (225) homeownership units; and

WHEREAS, following development agreements regarding Phase I and II, PHA issued a Request for Proposals (“RFP”) to select a development partner for Phase III, a homeownership phase that will include the new construction of up to seventy-one (71) homeownership units in Sharswood on scattered sites (“Development,” see attached property list), to be sold to families whose income is less than 120% of the Area Median Income with a sale price not to exceed two hundred eighty thousand dollars (\$280,000); and

WHEREAS, under the RFP, PHA selected Civetta Property Group (“Developer”) as its partner for this Development, to build seventy-one (71) units on the scattered sites; and

WHEREAS, the total development cost is estimated at seventeen million four hundred thousand dollars (\$17,400,000.00), which will be funded with private financing and sale proceeds, with PHA agreeing to convey the properties noted above at nominal consideration;

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 and execute all related contracts and documents necessary or appropriate to develop, finance, construct the Development, as set forth above; submit a Disposition Application to HUD for the PHA properties; convey the properties at nominal consideration; and to take all necessary actions to carry out the provisions of this resolution, in compliance with applicable statutes, laws and regulations.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/16/2023
Lauren McRede
ATTORNEY FOR PHA

Attachment to Resolution re: Phase III of Sharwood CNI Homeownership Development

Sharwood Workforce Homeownership Phase III Property List

| | |
|--------------------|--------------------|
| 1308 N 22nd St | 1315 N 22nd St |
| 1310 N 23rd St | 1317 N 22nd St |
| 1312 N 23rd St | 1319 N 22nd St |
| 1314 N 23rd St | 1321 N 22nd St |
| 1317 N 23rd St | 1323 N 22nd St |
| 1319 N 23rd St | 2023 N College Ave |
| 1318 N 23rd St | 2041 N College Ave |
| 1301 N 24th St | 2239 Ingersoll St |
| 1303 N 24th St | 2100 W Master St |
| 1305 N 24th St | 2102 W Master St |
| 1307 N 24th St | 2104 W Master St |
| 1309 N 24th St | 2106 W Master St |
| 2309 W Thompson St | 2112 W Master St |
| 2311 W Thompson St | 2114 W Master St |
| 2313 W Thompson St | 2116 W Master St |
| 2315 W Thompson St | 2122 W Master St |
| 2235 W Thompson St | 2124 W Master St |
| 2237 W Thompson St | 2126 W Master St |
| 2239 W Thompson St | 2128 W Master St |
| 2241 W Thompson St | 2205 W Seybert St |
| 2243 W Thompson St | 2207 W Seybert St |
| 2223 W Thompson St | 2209 W Seybert St |
| 2201 W Thompson St | 2211 W Seybert St |
| 2308 W Seybert St | 2221 W Seybert St |
| 2310 W Seybert St | 2223 W Seybert St |
| 2318 W Seybert St | 2225 W Seybert St |
| 2320 W Seybert St | 2227 W Seybert St |
| 2322 W Seybert St | 2229 W Seybert St |
| 2328 W Seybert St | 2231 W Seybert St |
| 2340 W Seybert St | 2233 W Seybert St. |
| | 2235 W Seybert St |
| | 2237 W Seybert St |
| | 2239 W Seybert St |
| | 2241 W Seybert St |
| | 2245 W Seybert St |

RESOLUTION NO. 12265

RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS

WHEREAS, as of November 18, 2010, in Resolution No. 11414, the Philadelphia Housing Authority ("PHA") has passed resolutions every year to continuously allow PHA to benefit by entering into contracts with various governmental and private entities for the full range of goods and services available under Federal and State Cooperative purchasing and similar programs, in aggregate amounts ranging from approximately thirty million dollars (\$30,000,000.00) to twenty million dollars (\$20,000,000.00); and

WHEREAS, in those resolutions, under certain circumstances, PHA is allowed to acquire and lease goods and services using the Federal Supply Schedules maintained by the U.S. General Services Administration, also referred to as the "GSA Schedules" and Multiple Award Schedules, and to acquire and lease goods and services using the Commonwealth of Pennsylvania's cooperative purchasing program administered by the Department of General Services Bureau of Procurement, referred to as "COSTARS," and other government procurement collectives; and

WHEREAS, such Federal and State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, enable acquisitions to be effected on a streamlined basis, and are consistent with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards applicable to procurement by public housing authorities (2 C.F.R. §200.318 (e)), under which public housing authorities are encouraged to enter into such agreements "[t]o foster greater economy and efficiency [and] to promote cost-effective use of shared services across the Federal government;" and the Pennsylvania Commonwealth Procurement Code, Act 57 of 1998, as amended, authorizes PHA to engage in cooperative purchasing with the Commonwealth through the use of statewide contracts and the COSTARS system; and

WHEREAS, the most recent one-year authorization for such contracting was Board Resolution No. 12199, adopted on March 17, 2022, in an aggregate amount not to exceed twenty-nine million dollars (\$29,000,000.00); and

WHEREAS, PHA wishes to extend such authorization for another one-year period, from April 1, 2023 through March 31, 2024, with contract terms entered into pursuant to such extension not to exceed five (5) years, in a total aggregate annual amount not to exceed twenty-nine million dollars (\$29,000,000.00), and to continue the best practice of providing a quarterly report to the PHA Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00), although this resolution would provide the requisite pre-approval for such contracting under Control Policy and Procedure #10, as amended;

BE IT RESOLVED, that the Board authorizes the President & CEO and/or his authorized designee(s) to take all actions necessary to enter into contracts, for terms not-to-exceed five (5) years, under the Federal and State cooperative purchasing and similar programs, for a one-year period, from April 1, 2023 through March 31, 2024, in a total aggregate amount not to exceed twenty-nine million dollars (\$29,000,000.00), subject to the availability of funds therefor, and PHA shall provide a quarterly report to the Board of Directors as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00).



I hereby certify that this was
APPROVED BY THE BOARD ON 3/16/2023
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12266

RESOLUTION AUTHORIZING A CONTRACT FOR DESIGN BUILD AND CONSTRUCTION MANAGEMENT SERVICES FOR HARTRANFT COMMUNITY CENTER

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for design build and construction management services for Hartranft Community Center 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 TN Ward Company with a term of eighteen (18) months from the issuance of a Notice to Proceed; and

WHEREAS, the City of Philadelphia through the Philadelphia Land Bank has agreed to transfer the Hartranft Community Center to PHA for nominal value; and

WHEREAS, it is recommended that the contract amount to be expended under this contract, shall not exceed eleven million five hundred forty-three thousand two hundred thirty-three dollars (\$11,543,233.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate to acquire the Hartranft Community Center, and contingent upon such acquisition to conclude and execute a contract with TN Ward Company for a total amount not to exceed eleven million five hundred forty-three thousand two hundred thirty-three dollars (\$11,543,233.00), 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 3/16/2023
Shirley M. Keda
ATTORNEY FOR PHA

RESOLUTION NO. 12267

RESOLUTION AUTHORIZING A CONTRACT FOR NORTH CENTRAL YOUTH PROGRAMS WITH NORRIS COMMUNITY RESIDENT COUNCIL, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for youth programs at the North Central Community Center 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 Norris Community Resident Council, Inc.; 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 within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed two million eighty-four thousand eight hundred eighteen dollars (\$2,084,818.00) with a one-year base period and four (1) one-year option periods, as follows:

- 1) The not-to-exceed amount for the one-year base period is four hundred sixteen thousand nine hundred nine dollars (\$416,909.00);
- 2) The not-to-exceed amount for the first one-year option period is four hundred sixteen thousand nine hundred nine dollars (\$416,909.00);
- 3) The not-to-exceed amount for the second one-year option period is four hundred seventeen thousand dollars (\$417,000.00);
- 4) The not-to-exceed amount for the third one-year option period is four hundred seventeen thousand dollars (\$417,000.00); and
- 5) The not-to-exceed amount for the fourth one-year option period is four hundred seventeen thousand dollars (\$417,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Norris Community Resident Council, Inc., for a total amount not to exceed two million eighty-four thousand eight hundred eighteen dollars (\$2,084,818.00), 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 contract shall be exercised.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/16/2023
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12268

RESOLUTION AUTHORIZING A CONTRACT WITH NATIONAL CREDIT REPORTING FOR CRIMINAL, CREDIT AND BACKGROUND CHECK SERVICES

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for criminal, credit and background check services 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 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 proposal was 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 National Credit Reporting; 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 this contract; and

WHEREAS, it is recommended that the amount to be expended under this contract shall not exceed seven hundred thousand dollars (\$700,000.00) 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 two hundred eighty thousand dollars (\$280,000.00);
- 2) The not-to-exceed amount for the first one-year option period is one hundred forty thousand dollars (\$140,000.00);
- 3) The not-to-exceed amount for the second one-year option period is one hundred forty thousand dollars (\$140,000.00); and
- 4) The not-to-exceed amount for the third one-year option period is one hundred forty thousand dollars (\$140,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute the contract with National Credit Reporting for a total amount not to exceed seven hundred thousand dollars (\$700,000.00), 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 3/16/2023
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12269

RESOLUTION AUTHORIZING TRANSFER OF ASSISTANCE UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM FROM THIRTY-FOUR PUBLIC HOUSING UNITS TO THE OLD FIRST HOUSE APARTMENTS

WHEREAS, on or about March 27, 2015, the Philadelphia Housing Authority (“PHA”) received authorization from the U.S. Department of Housing and Urban Development (“HUD”) to transfer assistance from nine hundred eighty-six (986) scattered site public housing units under the Rental Assistance Demonstration (“RAD”) program; and

WHEREAS, PHA desires to increase the number of affordable housing units in the City of Philadelphia and has identified a need to partner with private and nonprofit entities to develop low-income housing through public-private partnerships; and

WHEREAS, Community Ventures applied to PHA under its 2022 ACC Operating subsidy Request for Proposal (“RFP”) for a thirty-four (34) unit new development project located in Old City (“Old First House”) and received an award for thirty-four (34) units; and

WHEREAS, Community Ventures applied for and received an allocation of 9% low income housing tax credits from the Pennsylvania Housing Finance Agency for Old First House in 2022; and

WHEREAS, in accordance with the RAD Significant Amendment to the 2023 MTW Annual Plan, PHA recommends the conversion of this development from ACC Operating Subsidy to a RAD transfer of assistance in order to dispose of various unoccupied scattered sites and preserve the subsidy associated with those transfer units, and to provide the development with a project based voucher subsidy;

BE IT RESOLVED that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his designee(s), to take all reasonable and necessary actions to: 1) negotiate the terms of the transaction with the project owner/developer; 2) complete the required documentation for submission to HUD; 3) correct and substitute transfer units as necessary; 4) execute all documents necessary to close the transaction; 5) dispose of the scattered site transfer units in accordance with the HUD approval and/or other RAD requirements; and 6) take all other actions necessary to complete and close the transaction.

I hereby certify that this was
APPROVED BY THE BOARD ON

Anna M. Rodic 3/16/2023

ATTORNEY FOR PHA

RESOLUTION NO. 12270

RESOLUTION AUTHORIZING A CONTRACT FOR BIOHAZARD CLEANUP AND DISPOSAL SERVICES WITH EMERGI-CLEAN INC.

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for biohazard cleanup and disposal 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 a contract be awarded to Emergi-Clean Inc.; 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 at the discretion of the Contracting Officer; and

WHEREAS, it is recommended that the contract amount to be expended under this contract, shall not exceed eight hundred forty-one thousand seven hundred twelve dollars (\$841,712.00) with a two (2) year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year year base period is three hundred twenty-eight thousand two hundred twenty-five dollars (\$328,225.00);
- 2) The not-to-exceed amount for the first one-year option period is one hundred sixty-eight thousand eight hundred dollars (\$168,800.00);
- 3) The not-to-exceed amount for the second one-year option period is one hundred seventy-one thousand one hundred eighty-seven dollars (\$171,187.00); and
- 4) The not-to-exceed amount for the third one-year option period is one hundred seventy-three thousand five hundred dollars (\$173,500.00);

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 Emergi-Clean Inc. for a total amount not to exceed eight hundred forty-one thousand seven hundred twelve dollars (\$841,712.00), 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 this contract shall be exercised.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/10/2023
James M. Redden
ATTORNEY FOR PHA

RESOLUTION NO. 12271

RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN GERMANTOWN HOUSE, L.P.

WHEREAS, Germantown House ("Germantown House") is a one hundred thirty-three (133) unit development located at 5467 Wayne Avenue, Philadelphia, Pennsylvania; and

WHEREAS, Germantown House was partially financed by equity generated from the sale of low-income housing tax credits ("LIHTC"), which LIHTCs were purchased by MMA Germantown House, L.P. and BFIM Special Limited Partner, Inc. (collectively, the "Tax Credit Investor"); and

WHEREAS, the Tax Credit Investor contributed equity to Germantown House, L.P. (the "Partnership") in exchange for a 99.99% limited partnership interest in the Partnership for a minimum investment term of fifteen (15) years (the "Compliance Period"); and

WHEREAS, Germantown House HDC, a wholly-owned affiliate of the Philadelphia Housing Authority ("PHA"), is the general partner of the Partnership, and owns a .01% interest therein; and

WHEREAS the Tax Credit Investor agreed through a Right of First Refusal and Purchase Option to sell its 99.99% limited partner interest (the "Partnership Interest") in the Partnership to PHA, or its designee, at the end of the Compliance Period, which period ended on December 31, 2021; and

WHEREAS, PHA now wishes to acquire the Tax Credit Investor's Partnership Interests in the Partnership; and

WHEREAS, pursuant to the terms negotiated with the Tax Credit Investor, the Partnership Interest shall be purchased by PHA or its affiliate for two hundred seventy-four thousand seven hundred fifty-five (\$274,755.00) dollars (the "Acquisition Price") and any transfer taxes and transaction costs in connection with the transfer of the Partnership Interest (the "Transaction Costs");

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate to acquire the Partnership Interest in the Tax Credit Partnership (the "Documents") and to pay any amounts outstanding to the Tax Credit Investor under the Partnership agreement, and the Acquisition Price and Transaction Costs, as set forth above; obtain any necessary third-party approvals; create a PHA affiliated entity to acquire the Partnership Interest; and execute, deliver and perform the obligations under such Documents once finalized.

I hereby certify that this was
APPROVED BY THE BOARD ON 3/16/2023

James M. Redick
ATTORNEY FOR PHA

RESOLUTION NO. 12272

RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTEREST OF THE LIMITED PARTNER INVESTOR IN UNI-PENN HOUSING PARTNERSHIP IV

WHEREAS, Martin Luther King Phase IV ("MLKIV") is a forty-two (42) unit development comprised of thirty-one (31) buildings, located in the Hawthorne neighborhood of Philadelphia, Pennsylvania; and

WHEREAS, MLKIV was partially financed by equity generated from the sale of low-income housing tax credits ("LIHTC"), which LIHTCs were purchased by MMA MLK IV Limited Partnership and BFIM Special Limited Partner, Inc. (collectively, the "Tax Credit Investor"); and

WHEREAS, the Tax Credit Investor contributed equity to Uni-Penn Housing Partnership IV (the "Partnership") in exchange for a 99.99% limited partnership interest in the Partnership for a minimum investment term of fifteen (15) years (the "Compliance Period"); and

WHEREAS, MLK IV HDC, an affiliate of the Philadelphia Housing Authority ("PHA"), is the general partner of the Partnership and owns a .01% interest therein; and

WHEREAS the Tax Credit Investor agreed through a Right of First Refusal and Purchase Option to sell its 99.99% limited partner interest (the "Partnership Interest") in the Partnership to PHA or its designee at the end of the Compliance Period, which period ended on December 31, 2020; and

WHEREAS, PHA now wishes to acquire the Tax Credit Investor's Partnership Interests in the Partnership; and

WHEREAS, pursuant to the terms negotiated with the Tax Credit Investor, the Partnership Interest shall be purchased by PHA or its affiliate for four hundred ten thousand two hundred ninety (\$410,290.00) dollars (the "Acquisition Price") and any transfer taxes and transaction costs in connection with the transfer of the Partnership Interest (the "Transaction Costs");

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate to acquire the Partnership Interest in the Tax Credit Partnership (the "Documents") and to pay any amounts outstanding to the Tax Credit Investor under the Partnership agreement, and the Acquisition Price and Transaction Costs, as set forth above; obtain any necessary third-party approvals; create a PHA affiliated entity to acquire the Partnership Interest; and execute, deliver and perform the obligations under such Documents once finalized.

I hereby certify that this was
APPROVED BY THE BOARD ON

James M. Reden 1/3/6/2023
ATTORNEY FOR PHA