



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, April 20, 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 3:05 p.m. In addition to the Chair, the following Commissioners participated: Vice-Chair Wetzel and Commissioners Callahan, Coney, Mayo, Shahid, and Wise. The President & CEO (“CEO”) and the General Counsel and Board Secretary, Laurence M. Redican, also participated. Commissioners Camarda and Purnell were not able to participate.

The Chair requested a moment of silence, in preparation for the work to be done, after which the CEO made the following announcements:

- 1) PHA will host the 2023 Mayoral candidates for a forum to discuss affordable housing on April 26th at 2 p.m. at the PHA headquarters.
- 2) Robert W. Clark will join PHA on May 19th as the Vice President of the Office of Public Safety, reporting to the Senior Executive Vice President, Public Safety, Audit and Compliance.
- 3) PhillySEEDS scholarships are available and applications are encouraged for the 2023-24 year, which can be submitted between now and June 15, 2023.
- 4) PHA and the City of Philadelphia have been selected as a 2022 Choice Neighborhoods Implementation Grant Finalist, for PHA’s Bartram Village submission, by the U.S. Department of Housing and Urban Development (“HUD”), for a \$50 million dollar grant, as one of eight (8) finalists, of which six (6) will be selected.

Congratulations and cupcakes (for all Board meeting attendees!) were then shared for the upcoming birthday of Commissioner Ethel Wise.

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

Eleven (11) resolutions were presented, reviewed, and unanimously approved by those participating in the vote.

Resolution No. 12273, attached in Appendix 1, was presented by Jennifer Ragen, Policy Director – Office of General Counsel, to authorize PHA to submit PHA’s Act 130 Report for Fiscal Year 2023, as required by the Pennsylvania Housing Authorities Law. Board 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, which included noting the many significant accomplishments of PHA described in the report and the opportunity for public comment, of which there was none, the motion was unanimously approved, by roll call.

Resolution No. 12274, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President – Capital Projects Division “SEVP-CPD”), to authorize PHA to approve a number of actions related to Sharswood Phase 6a (the “Development”), a component of the Blumberg/Sharswood Choice Neighborhood transformation plan, including but not limited to, authorization to: 1) develop, finance, construct and operate the Development; 2) make a capital expenditure in a not-to-exceed principal amount of twenty million dollars (\$20,000,000.00), which funds will be loaned to the Partnership for the development activities; and 3) create such entities as necessary to facilitate the Development. 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. 12275, attached in Appendix 1, was presented by Kimberly Woods, Executive Vice President of Human Resources (“EVP-HR”), to authorize PHA to contract with Metropolitan Life Insurance Company and its subsidiaries for employee term life insurance/accidental death and dismemberment insurance; long-term disability insurance for its executive-level employees; Voluntary Disability; and Supplemental Term Life insurance policies, with the total aggregate employer-paid amount, if all options are exercised (a one year base period and two optional one-year renewals), not to exceed nine hundred sixty thousand dollars (\$960,000.00). 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. 12276, attached in Appendix 1, was presented by Kimberly Woods, EVP-HR, to authorize PHA to contract with Independence Blue Cross and its subsidiaries for employee health and prescription insurance policies. The contract performance period is one (1) year, at an amount not to exceed twenty-one million dollars (\$21,000,000.00). Immediately after presentation of the resolution and prior to any motion, discussion, or vote, Commissioner Shahid recused himself and stated that he had a conflict, as he is performing consultant work for the proposed awardee. Commissioner Shahid then left the room. Commissioner Callahan, 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 all participating in the vote, by roll call. Commissioner Shahid then returned to the meeting and participated thereafter.

Resolution No. 12277, attached in Appendix 1, was presented by Greg Hampson, SEVP-CPD, to authorize PHA to submit an application to HUD for demolition of the structure at 2012-2016 Chestnut Street, Philadelphia, PA 19103. Vice-Chair Wetzel, Chair of the Policy & Planning Committee that reviewed the resolution, moved for its adoption. Following a second and there being no discussion, the motion was unanimously approved, by roll call.

Resolution No. 12278, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize PHA to contract with Philadelphia Protection Unit, LLC and Scotlandyard Security Services for Uniformed Armed and Unarmed Security Guard Services. The contract performance period is a two (2) year base period and three (3) one-year option periods, with the total aggregate amount to be expended under the contracts not to exceed fourteen million five hundred thousand dollars (\$14,500,000.00). Commissioner Callahan, Chair of the Finance Committee that reviewed the resolution, moved for its adoption. Following a second and discussion, it was unanimously approved, by roll call.

Resolution No. 12279, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to issue a task order to Dale Corporation for construction management services for the facade at the Gladys B. Jacobs Manor, in a total amount not to exceed one million three hundred eighty-one thousand eight hundred fifty-nine dollars and twenty-seven cents (\$1,381,859.27). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its adoption.

Following a second and there being no discussion, it was unanimously approved, by roll call.

Resolution No. 12280, attached in Appendix 1, was presented by was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Lor-Mar Mechanical Services, Inc. for Boiler Repair and Preventive Maintenance Services. The contract performance period is a two (2) year base period with three (3) one-year option periods. The total amount to be expended under the contract is not to exceed five million dollars (\$5,000,000.00). The Finance Committee reviewed this resolution and Commissioner Callahan moved for its adoption. After a second and discussion, it was unanimously approved, by roll call.

Resolution No. 12281, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Siemens Industry, Inc.; Oliver Fire Protection & Security; and Talon Veteran Services dba FAR Group, for Fire Protection Services. The contract performance period is a two (2) year base period with (3) three one-year option periods and the total aggregate amount to be expended under the contracts is not to exceed two million five hundred thousand dollars (\$2,500,000.00). This resolution was reviewed by the Finance Committee and Commissioner Callahan moved for its adoption. Following a second and there being no discussion, it was unanimously approved, by roll call.

Resolution No. 12282, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Verdantas, LLC for the completion and provision of Environmental Review Records, for a two (2) year period, with the total amount of the contract not to exceed one million two hundred ninety-eight thousand dollars (\$1,298,000.00). This resolution was reviewed by the Policy & Planning Committee and its Chair, Board Vice-Chair Wetzell, moved for its adoption. After a second and discussion, the motion was unanimously approved, by roll call.

Resolution No. 12283, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Lor-Mar Mechanical Services; One Mechanic New Innovations, LLC; and Devine Brothers, Inc. for mechanical plumbing and maintenance and repair services, as well as capital construction projects. The contract performance period is a two (2) year base period with three (3) one-year option periods. The total aggregate amount to be expended under these contracts, is not to exceed fifty million dollars (\$50,000,000.00). As this resolution was also reviewed by the Finance Committee, its Chair, Commissioner Callahan, moved for adoption of the resolution. Following a second and discussion, it was unanimously approved, by roll call.

One comment was made during the **public comment period**. Ebony McCormick and her mother addressed an oversized unit communication from PHA to Ms. McCormick's aged grandmother, a PHA tenant, and asked PHA to allow the grandmother to indefinitely remain in the oversized unit for a number of reasons.

The Chair announced that the next meeting, which will be the Annual Meeting, will be on May 18, 2023 and then adjourned the meeting at approximately 4:00 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, APRIL 20, 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 March 16, 2023 as distributed
- D. New Business**
 - 1. RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY’S ACT 130 REPORT FOR FISCAL YEAR 2023, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW**

Jennifer Ragen
 - 2. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH THE SHARSWOOD/BLUMBERG PHASE 6a DEVELOPMENT**

Greg Hampson
 - 3. RESOLUTION AUTHORIZING A CONTRACT WITH METROPOLITAN LIFE INSURANCE COMPANY TO PROVIDE EMPLOYEE GROUP LIFE INSURANCE & ACCIDENTAL DEATH AND DISMEMBERMENT INSURANCE, EXECUTIVE LONG-TERM DISABILITY, VOLUNTARY DISABILITY, AND SUPPLEMENTAL TERM LIFE INSURANCE POLICIES**

Kimberly Woods
 - 4. RESOLUTION AUTHORIZING A CONTRACT WITH INDEPENDENCE BLUE CROSS TO PROVIDE EMPLOYEE HEALTH INSURANCE**

Kimberly Woods
 - 5. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 2012-2016 CHESTNUT STREET, PHILADELPHIA, PA 19103**

Greg Hampson

6. RESOLUTION AUTHORIZING CONTRACTS FOR UNIFORMED ARMED AND UNARMED SECURITY GUARD SERVICES WITH PHILADELPHIA PROTECTION UNIT, LLC AND SCOTLANDYARD SECURITY SERVICES

Dave Walsh

7. RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE FACADE AT THE GLADYS B. JACOBS MANOR

Dave Walsh

8. RESOLUTION AUTHORIZING A CONTRACT FOR BOILER REPAIR AND PREVENTIVE MAINTENANCE SERVICES WITH LOR-MAR MECHANICAL SERVICES, INC.

Dave Walsh

9. RESOLUTION AUTHORIZING CONTRACTS FOR FIRE PROTECTION SERVICES WITH SIEMENS INDUSTRY, INC.; OLIVER FIRE PROTECTION & SECURITY; AND TALON VETERAN SERVICES DBA FAR GROUP

Dave Walsh

10. RESOLUTION AUTHORIZING A CONTRACT FOR ENVIRONMENTAL REVIEW RECORDS WITH VERDANTAS, LLC

Dave Walsh

11. RESOLUTION AUTHORIZING CONTRACTS FOR MECHANICAL AND PLUMBING MAINTENANCE AND REPAIR SERVICES WITH LOR-MAR MECHANICAL SERVICES; ONE MECHANICAL NEW INNOVATIONS, LLC; AND DEVINE BROTHERS, INC.

Dave Walsh

E. Public Comment Period

RESOLUTION NO. 12273

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2023, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW

WHEREAS, the Pennsylvania General Assembly amended the Housing Authorities Law, Act of May 28, 1937, P.L. 955, on July 5, 2012, through P.L. 1093, No.130 ("Act 130") and required that the Philadelphia Housing Authority ("PHA") submit an annual report on its operations, administration, management, finances, legal affairs, housing production and development and other relevant activities (the "Act 130 Report"); and

WHEREAS, PHA's Executive Office has prepared the Act 130 Report for Fiscal Year 2023 ("FY 23"), which also incorporates documents that provide details on PHA's operations, administration, management, finances, legal affairs, housing production and development and other relevant activities; and

WHEREAS, PHA's Act 130 FY 23 Report must be provided, after approval by PHA's President & CEO and the PHA Board of Commissioners, to the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor and the President of Council (collectively, the "Elected Officials"), within thirty (30) days after the end of PHA's fiscal year, which ends on March 31; and

WHEREAS, PHA's President & CEO and the Board of Commissioners have been provided with the Act 130 FY 23 Report, as developed by PHA's Executive Office, a short summary of which is attached to this resolution;

BE IT RESOLVED, that the Board of Commissioners hereby approves the Act 130 FY 23 Report as referenced herein and authorizes the President & CEO and/or his authorized designee(s) to submit such report to the Elected Officials, as referenced above and as required by Act 130.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/20/2023
Adam M. Ketchum
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION ON ACT 130

SUMMARY OF PHA'S ACT 130 REPORT FOR FY 2023

Pursuant to the Pa. Housing Authorities Law, PHA is required to file a written annual report regarding its operations, administration, management, finances, legal affairs, housing production and development, and other related activities, after approval by the President & CEO and the Board of Commissioners. The Report is to be submitted to: the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor, and the President of Council.

As a designated Moving to Work ("MTW") agency, PHA has substantial budget flexibility and regulatory relief. This allows PHA to make program changes that increase efficiency, help residents become self-sufficient and provide housing options, as detailed in the Report.

As more fully set forth in the full Act 130 Fiscal Year 2023 ("FY23") Report, the areas reported upon include:

- 1) PHA's mission and vision statement, the current organizational structure, and profiles of the executive management team and the PHA Board of Commissioners;
- 2) Progress made on major activities undertaken in FY 2023 in operations, administration, management, housing production, development and related activities;
- 3) PHA's planned activities for the next fiscal year across all areas of the agency, as detailed in the MTW Annual Plan;
- 4) Agency finances, including the most recent audit report of PHA financial statements (Fiscal Year 2022), which was completed by independent, licensed certified public accountants; and
- 5) PHA legal matters for FY 2023.

PHA's FY 2023 Act 130 Report details its forward-looking and innovative activities and programs, including RAD, HCV and MTW strategies and housing and neighborhood development initiatives. These activities effectively and dynamically support housing and the approximately 80,000 residents that PHA serves. Key to PHA's success are: leveraging its limited capital resources to preserve and revitalize its housing inventory and provide new housing opportunities; its commitment to constructive, respectful, resident engagement; and its dedicated Board, staff, and resident leadership.

This report fulfills the requirements of Act 130 - Section 24.1 by summarizing and providing complete copies of PHA's annual reports on operations, management, administration, finances, legal affairs, housing production and development and other relevant activities.

RESOLUTION NO. 12274

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH THE SHARSWOOD/BLUMBERG PHASE 6a DEVELOPMENT

WHEREAS, in 2014, the U.S. Department of Housing and Urban Development ("HUD") awarded the Philadelphia Housing Authority ("PHA") a Choice Neighborhood Planning Grant for the development of a transformation plan ("Plan") for the Blumberg/Sharswood neighborhood and in 2020 awarded PHA a thirty million dollar (\$30,000,000.00) Choice Neighborhood Implementation Grant for the Plan initiatives; and

WHEREAS, the Plan involves the development of approximately one thousand two hundred (1,200) housing units, including five hundred ten (510) replacement units from the demolition of the Blumberg campus, to be developed by PHA and its development partners; and

WHEREAS, Sharswood Phase 6a (the "Development") is a component of the Blumberg/Sharswood Choice Neighborhood transformation plan; and

WHEREAS, the Development will be owned by Sharswood Phase 6a LP (the "Partnership"), the general partner of which will be Sharswood Phase 6a HDC, an affiliate of PHA; and

WHEREAS, PHA, through an affiliate, will be the developer of the Development, which will include the new construction of sixty-three (63) affordable rental units and the rehabilitation of two (2) affordable rental units, all to be located in the 2300 blocks of Sharswood Street and Harlan Street, with addresses of 2301 Sharswood Street and 2302 Sharswood Street; and

WHEREAS, the Development will be under a 20-year Project Based Voucher Housing Assistance Payment contract through HUD's Rental Assistance Demonstration ("RAD") Program; and

WHEREAS, pursuant to the RAD program, PHA will convert public housing assistance from existing public housing units (the "Transfer of Assistance Units") and transfer the public housing assistance to units at the Development and in connection therewith will remove the existing restrictive covenants on such properties and replace them with an alternative restrictive covenant; and

WHEREAS, PHA was awarded a 2022 9% Low Income Housing Tax Credits ("LIHTC") allocation and a 2022 Pennsylvania State Tax Credit ("PSTC") allocation, from the Pennsylvania Housing Finance Agency to assist in the financing of the Development; and

WHEREAS, in furtherance of the Development, PHA will be required to enter into a development services agreement with its affiliate; create a limited partnership that will be the owner of the Development, along with a housing development corporation to serve as the general partner of the Partnership, which will be an affiliate of PHA; enter into a long term ground lease with the Partnership; secure construction and permanent financing from Wells Fargo Bank, N.A.; make a PHA loan to the Partnership in a principal amount not to exceed twenty million dollars (\$20,000,000.00); raise equity through the sale of the LIHTCs and PSTCs; provide customary financing and operating guaranties; and obtain all necessary HUD and other funding approvals in connection with the demolition, construction, RAD conversion and operation of the Development;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO of PHA, or his designee(s) to take all such actions as necessary or desirable to effectuate the resolutions set forth herein, including to: 1) negotiate, execute and enter into all related contracts and documents necessary or appropriate to develop, finance, construct and operate the Development, as set forth above; 2) make a capital expenditure in a not-to-exceed principal amount of twenty million dollars (\$20,000,000.00), subject to the availability of funds therefor, which funds will be loaned to the Partnership for the development activities; 3) create such entities as necessary to facilitate the Development, including a limited partnership and a general partner entity; 4) enter into a long term ground lease, as lessor, with the Partnership; 5) secure all necessary construction and permanent financing; 6) provide customary finance and operating guarantees; 7) obtain all required funding and development approvals in connection with the construction and operation of the Development; and 8) execute all documents and undertake such actions as required to facilitate the transfer of assistance from the Transfer of Assistance Units to the Development and dispose of the Transfer of Assistance Units as deemed appropriate; and all appropriate actions heretofore taken by an authorized representative of PHA are hereby ratified.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/20/2023
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12275

RESOLUTION AUTHORIZING A CONTRACT WITH METROPOLITAN LIFE INSURANCE COMPANY TO PROVIDE EMPLOYEE GROUP LIFE INSURANCE & ACCIDENTAL DEATH AND DISMEMBERMENT INSURANCE, EXECUTIVE LONG-TERM DISABILITY, VOLUNTARY DISABILITY, AND SUPPLEMENTAL TERM LIFE INSURANCE POLICIES

WHEREAS, the Philadelphia Housing Authority (“PHA”) currently provides group term life insurance/accidental death and dismemberment insurance (“Life & AD/D”) for its full-time, regular status employees, and has an obligation to continue to do so, as stated in the Employee Handbook and applicable collective bargaining agreements; and

WHEREAS, PHA wishes to continue to provide long-term disability insurance (“LTD”) to its executive-level employees and make available for voluntary election, voluntary disability coverages and supplemental life insurance plans;

WHEREAS, the current plan year ends on July 31, 2023; and

WHEREAS, PHA has contracted with CBIZ Inc. to perform employee benefits consulting and brokerage services, and the contract’s Scope of Work included procurement and solicitation services on behalf of PHA for its employee benefits policies; and

WHEREAS, at PHA’s request, CBIZ solicited Life & AD/D, Executive LTD, voluntary disability, and supplemental life insurance quotations from various insurers; and

WHEREAS, based on a review of recommendations from CBIZ, PHA selected Metropolitan Life Insurance Company as providing the most appropriate coverage options for the plan year beginning August 1, 2023 and ending July 31, 2024, with two (2) one-year options; and

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee and the supporting documents were reviewed by CBIZ and PHA’s Contracting Officer; and

WHEREAS, based upon the consensus evaluation of the evaluation committee and CBIZ, as well as Board committee and resident leadership review, it is recommended that a contract be awarded to Metropolitan Life Insurance Company for a not-to-exceed aggregate total, if both of the options are exercised, of nine hundred sixty thousand dollars (\$960,000.00), as follows:

- 1) The not-to-exceed amount for the one-year base period is three hundred twenty thousand dollars (\$320,000.00);
- 2) The not-to exceed amount for the first one-year option period is three hundred twenty thousand dollars (\$320,000.00); and
- 3) The not-to exceed amount for the second one-year option period is three hundred twenty thousand dollars (\$320,000.00);

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 Metropolitan Life Insurance Company, for a total aggregate amount not to exceed nine hundred sixty thousand dollars (\$960,000.00), 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 4/20/2023
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12276

**RESOLUTION AUTHORIZING A CONTRACT WITH INDEPENDENCE BLUE CROSS TO PROVIDE
EMPLOYEE HEALTH INSURANCE**

WHEREAS, the Philadelphia Housing Authority ("PHA") currently provides health insurance for its full-time, regular status employees, and has an obligation to continue to do so, as stated in the Employee Handbook and applicable collective bargaining agreements; and

WHEREAS, the current health insurance policy in force expires July 31, 2023; and

WHEREAS, PHA has a contract with CBIZ, Inc. to perform employee benefits consulting and brokerage services, and the contract's Scope of Work included procurement and solicitation services on behalf of PHA for its employee benefits policies; and

WHEREAS, at PHA's request, CBIZ solicited medical insurance quotations from various insurers and Independence Blue Cross was the sole respondent; and

WHEREAS, based on a review of the CBIZ recommendation, PHA determined Independence Blue Cross as providing appropriate employee medical coverage options for the plan year beginning August 1, 2023 and ending July 31, 2024; and

WHEREAS, the proposal was reviewed and evaluated by the evaluation committee and the supporting documents were reviewed by CBIZ and PHA's Contracting Officer; and

WHEREAS, based upon the consensus evaluation of the evaluation committee and CBIZ, as well as Board committee and resident leadership review, it is recommended that a contract be awarded to Independence Blue Cross for a not-to-exceed aggregate total of twenty-one million dollars (\$21,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Independence Blue Cross, for a total aggregate amount not to exceed twenty-one million dollars (\$21,000,000.00), 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 4/20/2023

Kevin M. Reda
ATTORNEY FOR PHA

RESOLUTION NO. 12277

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 2012-2016 CHESTNUT STREET, PHILADELPHIA, PA 19103

WHEREAS, on October 20, 2016, by Board Resolution No. 11895, the Board of Commissioners authorized PHA to enter into a ground lease and development with Alterra and Rheel Capital or an affiliated entity or other such entity that may be created for this project to develop 2012-2016 Chestnut Street in accordance with the terms set forth in the resolution; and

WHEREAS, PHA entered into a Redevelopment Agreement, dated as of June 21, 2017, with 2012 Chestnut Partners, LP (an entity created by Alterra and Rheel) as amended by a first Amendment to Redevelopment Agreement dated as of October 1, 2018 and a Second Amendment to Redevelopment dated as of October 10, 2020 (as so amended, the "Redevelopment Agreement") in connection with the redevelopment of 2012-2016 Chestnut Street, Philadelphia, Pennsylvania (the "Property"); and

WHEREAS, on October 20, 2022, by Board Resolution 12249, the Board of Commissioners amended Resolution 11895 to authorize the parties to revise the financing and ownership structure of the redevelopment in response to market conditions and other extenuating factors and modify the terms and structure of the Redevelopment Agreement; and

WHEREAS, the parties continue to engage in discussions about the ownership and structure of the redevelopment; and

WHEREAS, PHA plans to seek demolition approval from the U.S. Department of Housing and Urban Development ("HUD"), while these discussions continue; and

WHEREAS, demolition of 2012-2016 Chestnut is included in PHA's HUD-approved Moving to Work Annual Plan for FY2024 and has environmental review approval from HUD; and

WHEREAS, the demolition of the existing structure requires approval by HUD;

BE IT RESOLVED that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his designee(s), to submit a Demolition Application to HUD for 2012-2016 Chestnut Street and take all reasonable and necessary actions to carry out the provisions of the resolution.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/20/2023
Lawrence M. Reder
ATTORNEY FOR PHA

RESOLUTION NO. 12278

RESOLUTION AUTHORIZING CONTRACTS FOR UNIFORMED ARMED AND UNARMED SECURITY GUARD SERVICES WITH PHILADELPHIA PROTECTION UNIT, LLC AND SCOTLANDYARD SECURITY SERVICES

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for security guard 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 Philadelphia Protection Unit, LLC and Scotlandyard Security Services; and

WHEREAS, work is to be assigned to the two (2) 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 contract 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 contracts shall not exceed fourteen million five hundred thousand dollars (\$14,500,000.00) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is five million seven hundred thirty-two thousand five hundred dollars (\$5,732,500.00); and
- 2) The not-to-exceed aggregate amount for the first one-year option period is two million nine hundred twenty-two thousand five hundred dollars (\$2,922,500.00);
- 3) The not-to-exceed aggregate amount for the second one-year option period is two million nine hundred twenty-two thousand five hundred dollars (\$2,922,500.00);
- 4) The not-to-exceed aggregate amount for the third one-year option period is two million nine hundred twenty-two thousand five hundred dollars (\$2,922,500.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Philadelphia Protection Unit, LLC and Scotlandyard Security Services for a total aggregate amount not to exceed fourteen million five hundred thousand dollars (\$14,500,000.00), 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.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/20/2023
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12279

**RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR
CONSTRUCTION MANAGEMENT SERVICES FOR THE FACADE
AT THE GLADYS B. JACOBS MANOR**

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for construction management services for the facade at the Gladys B. Jacobs Manor 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; 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 Dale Corporation; and

WHEREAS, it is further recommended that the contract be for a total amount not to exceed one million three hundred-eighty thousand eight hundred fifty-nine dollars and twenty-seven cents (\$1,381,859.27);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee to conclude and execute a contract with Dale Corporation, in a total task order amount not to exceed one million three hundred eighty thousand eight hundred fifty-nine dollars and twenty seven cents (\$1,381,859.27), 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 4/20/2023
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12280

RESOLUTION AUTHORIZING A CONTRACT FOR BOILER REPAIR AND PREVENTIVE MAINTENANCE SERVICES WITH LOR-MAR MECHANICAL SERVICES, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for boiler repair and preventative maintenance 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 Lor-Mar Mechanical Services, 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 five million dollars (\$5,000,000.00) with a two-year base period and three (1) one-year option periods, as follows:

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

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Lor-Mar Mechanical Services, Inc. for a total amount not to exceed five million dollars (\$5,000,000.00), 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 4/20/2021
James M. Kelly
ATTORNEY FOR PHA

RESOLUTION NO. 12281

RESOLUTION AUTHORIZING CONTRACTS FOR FIRE PROTECTION SERVICES WITH SIEMENS INDUSTRY, INC.; OLIVER FIRE PROTECTION & SECURITY; AND TALON VETERAN SERVICES DBA FAR GROUP

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for fire protection 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 Siemens Industry, Inc.; Oliver Fire Protection & Security; and Talon Veteran Services dba FAR Group; and

WHEREAS, work is to be assigned to 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 contract 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 contracts shall not exceed two million five hundred thousand dollars (\$2,500,000.00) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is one million dollars (\$1,000,000.00);
- 2) The not-to-exceed aggregate amount for the first one-year option period is five hundred thousand dollars (\$500,000.00);
- 3) The not-to-exceed aggregate amount for the second one-year option period is five hundred thousand dollars (\$500,000.00); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is five hundred thousand dollars (\$500,000.00);

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 Siemens Industry, Inc.; Oliver Fire Protection & Security; and Talon Veteran Services dba FAR Group, for a total aggregate amount not to exceed two million five hundred thousand dollars (\$2,500,000.00), 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.



I hereby certify that this was
APPROVED BY THE BOARD ON 4/20/2023
Lawrence M. Kedes
ATTORNEY FOR PHA

RESOLUTION NO. 12282

RESOLUTION AUTHORIZING A CONTRACT FOR ENVIRONMENTAL REVIEW RECORDS WITH VERDANTAS, LLC

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for environmental reviews 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 Verdantas, LLC.; 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 one million two hundred ninety-eight thousand dollars (\$1,298,000.00), with a two-year base period;

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 Verdantas, LLC for a total amount not to exceed one million two hundred ninety-eight thousand dollars (\$1,298,000.00), 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 4/20/2023
Thomas M. Redic
ATTORNEY FOR PHA

RESOLUTION NO. 12283

RESOLUTION AUTHORIZING CONTRACTS FOR MECHANICAL AND PLUMBING MAINTENANCE AND REPAIR SERVICES WITH LOR-MAR MECHANICAL SERVICES; ONE MECHANICAL NEW INNOVATIONS, LLC; AND DEVINE BROTHERS, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for mechanical and plumbing maintenance and repair 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 contracts be awarded to Lor-Mar Mechanical Services; One Mechanical New Innovations, LLC; and Devine Brothers, 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 this contract; and

WHEREAS, it is recommended that the aggregate amount to be expended under this three (3) contracts, combined, shall not exceed fifty million dollars (\$50,000,000.00) with a two-year base period and three (3) one (1) year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is twenty million dollars (\$20,000,000.00); and
- 2) The aggregate not-to-exceed amount for the first one-year option period is ten million dollars (\$10,000,000.00);
- 3) The aggregate not-to-exceed amount for the second one-year option period is ten million dollars (\$10,000,000.00);
- 4) The aggregate not-to-exceed amount for the third one-year option period is ten million dollars (\$10,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute the contracts with Lor-Mar Mechanical Services; One Mechanical New Innovations, LLC; and Devine Brothers, Inc. for a total aggregate amount not to exceed fifty million dollars (\$50,000,000.00), 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 4/20/202
James M. Redi
ATTORNEY FOR PHA