



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, March 20, 2025
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 Chair Lynette Brown-Sow at approximately 3:15 p.m. In addition to the Chair, attendees included Vice-Chair Wetzel and Commissioners Camarda, Clarke, Dwyer, Glenn, Shahid, and Wise, as well as the President & CEO, Kelvin Jeremiah (“CEO”) and General Counsel, Laurence M. Redican. Commissioner Coney was unable to participate.

The Chair stated that there had been an Executive Session prior to this meeting to discuss litigation-related matters and then requested a moment of silence to prepare for the work to be done in the meeting.

The CEO reviewed the commenting procedures and made the following announcements:

- 1) The Hartranft Community Center in North Philadelphia was recently re-opened, following a significant renovation, including an indoor swimming pool, and it is available to the general community, with no PHA affiliation required;
- 2) PhillySEEDS will be having its 2025 gala on July 10th and has expanded its programs, to now include three scholarship options; and
- 3) PHA is pleased to support Mayor Parker's vision for Mission 30 thousand, which promotes affordable housing.

The Chair asked whether there were any changes or corrections to the minutes of the Board meeting of February 20, 2025. Hearing none, the minutes were accepted as submitted.

Four (4) resolutions were presented, offered for public comment and discussion, and unanimously approved.

Resolution No. 12401, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President – Capital Projects, to authorize PHA to negotiate and execute a Master Development Agreement with Gilbane to develop, finance, construct, and operate Bartram Village Phases II – V, in accordance with the terms in the resolution, with the final financial terms for each phase to be brought to the Board for approval, as appropriate. The resolution had been reviewed by the Policy & Planning Committee before being brought before the Board for consideration, and its Chair, Board Vice-Chair Wetzel, moved for its adoption. After the motion was seconded and there was discussion (including the opportunity for public comment, as provided for all the resolutions), it was unanimously approved.

Resolution No. 12402, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President, Supply Chain Management, (“EVP-SCM”), to authorize PHA to contract with Resident Participation Services PLCC, for technical assistance related to Resident Council elections, in an amount not to exceed one million dollars (\$1,000,000). Commissioner Wise, as a member of the

Resident Services Committee that reviewed the resolution, moved for its adoption. After a second and Commissioner Wise stating the resolution had been presented to the committee prior to presentation to the Board, and there being no other discussion, the motion was unanimously approved.

Resolution No. 12403, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Murphy's Transporting Services, LLC; E-Logic, Inc.; and Flat Rate Movers, Ltd. for warehouse relocation services. The total aggregate amount to be expended under the contracts, including the exercise of any options, is not to exceed four hundred fifty thousand dollars (\$450,000). Commissioner Camarda, Chair of the Finance Committee that reviewed the resolution, moved for its approval. After a second and Commissioner Camarda noting that the committee had reviewed the resolution prior to its being brought before the Board, the motion was unanimously approved.

Resolution No. 12404, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity and Crime insurance; Fiduciary Liability insurance; Auto Liability insurance; Auto Physical Damage insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance; and Employed Lawyers insurance, in a total amount not to exceed seven million two hundred sixty-six thousand dollars (\$7,266,000). This resolution had also been reviewed by the Finance Committee before coming to the Board and Commissioner Camarda moved for its approval. After a second and there being no discussion other than Commissioner Camarda noting that the motion had been presented to and had been reviewed by the Finance Committee, the motion was unanimously approved.

Public Comment: The only person who had signed up for public comment left the meeting before the name was called. Also, as noted by the CEO in his remarks, tables were set up outside the Board room for anyone with individual-specific issues, whether public or leased housing.

There being no further business, the meeting was adjourned, following a seconded motion from Commissioner Glenn, at approximately 3:30 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Laurence M. Redican".

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 20, 2025
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 of February 20, 2025
- D. New Business**
 - 1. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS RELATED TO PHASES II – V OF THE BARTRAM VILLAGE DEVELOPMENT**

Greg Hampson
 - 2. RESOLUTION AUTHORIZING A CONTRACT FOR TECHNICAL ASSISTANCE RELATED TO RESIDENT COUNCIL ELECTIONS WITH RESIDENT PARTICIPATION SERVICES PLLC**

Dave Walsh
 - 3. RESOLUTION AUTHORIZING CONTRACTS WITH MURPHY’S TRANSPORTING SERVICES, LLC; E-LOGIC, INC.; AND FLAT RATE MOVERS, LTD.**

Dave Walsh
 - 4. RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE**

Dave Walsh
- E. Public Comment Period**

RESOLUTION NO. 12401

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS RELATED TO PHASES II - V OF THE BARTRAM VILLAGE DEVELOPMENT

WHEREAS, in February of 2018, the Philadelphia Housing Authority ("PHA") was awarded a Choice Neighborhood Planning Grant for the development of a transformation plan (the "Plan") for the Bartram Village neighborhood and in 2023 PHA was awarded a fifty million dollar (\$50,000,000) Choice Neighborhood Implementation Grant for Plan initiatives; and

WHEREAS, the Plan involves the development of approximately six hundred eight (608) housing units, which includes five hundred (500) replacement units from the demolition of the Bartram Village Campus, to be developed by PHA and its development partners; and

WHEREAS, PHA issued a Request for Proposals to select a development partner and selected Gilbane ("Developer") to develop Bartram Village Phases II - V, located at 5404 Gibson Drive in Philadelphia, PA, 19143 (the "Property") (Phase I separately covered sixty-four (64) total units); and

WHEREAS, PHA will negotiate with Gilbane to enter into a Master Development Agreement, with a final Master Development Agreement to be presented to the Board for approval; and

WHEREAS, the Property is currently owned by PHA and will be conveyed to a limited partner owner formed by the Developer ("Owner") through a long-term ground lease; and

WHEREAS, Bartram Phase II will include the new construction of one hundred eighty-three (183) general occupancy units, of which one hundred sixty-one (161) will be affordable units designated as Bartram Replacement Units and twenty-two (22) units will be market rate units; and

WHEREAS, Bartram Phase III will include the new construction of one hundred seventy-one (171) general occupancy units, of which one hundred forty-nine (149) will be affordable units designated as Bartram Replacement Units and twenty-two (22) units will be market rate units; and

WHEREAS, Bartram Phase IV will include the new construction of one hundred sixty (160) general occupancy units, of which one hundred thirty-eight (138) will be affordable units designated as Bartram Replacement Units and twenty-two (22) units will be market rate units; and

WHEREAS, Bartram Phase V will include the new construction of thirty (30) affordable homeownership units; and

BE IT RESOLVED, that the PHA President & CEO or his authorized designee is hereby authorized to negotiate and execute a Master Development Agreement with Gilbane to develop, finance, construct, and operate Bartram Phases II - V in accordance with the terms set forth above, with the final financial terms for each phase to be brought to the Board for approval, as appropriate.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/20/2025
Law M. Kelly
ATTORNEY FOR PHA

RESOLUTION NO. 12402

RESOLUTION AUTHORIZING A CONTRACT FOR TECHNICAL ASSISTANCE RELATED TO RESIDENT COUNCIL ELECTIONS WITH RESIDENT PARTICIPATION SERVICES PLLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for resident council election 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 contract be awarded to Resident Participation Services PLLC; 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 dollars (\$1,000,000) with a two-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 four hundred thousand dollars (\$400,000);
- 2) The not-to-exceed amount for the first one-year option period is two hundred thousand dollars (\$200,000);
- 3) The not-to-exceed amount for the second one-year option period is two hundred thousand dollars (\$200,000); and
- 4) The not-to-exceed amount for the third one-year option period is two hundred thousand dollars (\$200,000);

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 Resident Participation Services PLLC for an amount not to exceed one million dollars (\$1,000,000), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contract, including determining whether options available under the contract, if any, shall be exercised.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/20/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12403

RESOLUTION AUTHORIZING CONTRACTS WITH MURPHY'S TRANSPORTING SERVICES, LLC; E-LOGIC, INC.; AND FLAT RATE MOVERS, LTD.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for warehouse relocation 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 Murphy's Transporting Services, LLC; E-Logic, Inc.; and Flat Rate Movers, Ltd.; 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 maximum aggregate amount to be expended under the contracts shall not exceed four hundred fifty thousand dollars (\$450,000) with a term of six (6) months from notice to proceed;

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 Murphy's Transporting Services, LLC; E-Logic, Inc.; and Flat Rate Movers, Ltd.; for a total aggregate amount not to exceed four hundred fifty thousand dollars (\$450,000), 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 3/20/2025

ATTORNEY FOR PHA

RESOLUTION NO. 12404

RESOLUTION AUTHORIZING INSURANCE CONTRACTS WITH VARIOUS INSURERS FOR A NUMBER OF TYPES OF INSURANCE

WHEREAS, the Philadelphia Housing Authority ("PHA") has a continuing need for General Liability insurance; Public Officials and Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance and Employed Lawyers insurance; and such other policies as may be deemed necessary by the President & CEO; and

WHEREAS, PHA entered into a contract with Conner Strong & Buckelew ("Conner Strong") on November 17, 2022, for the provision of qualified professional insurance brokerage and consulting services; and

WHEREAS, at PHA's request, Conner Strong has solicited insurance quotations from various insurers for insurance needs covered under this resolution; and

WHEREAS, based on Conner Strong's recommendations, PHA reviewed and selected the policies and actions set forth on the attachment to this resolution, with each policy to be for a one-year period, as providing appropriate coverage and being in the best interest of PHA; and

WHEREAS, each insurance policy has a deductible and PHA is required to pay up to the amount of the deductible for each claim on the policy and such deductible payments are not included in the premium amounts set forth herein; and

WHEREAS, it is recommended that the insurance contracts, as set forth on the attachment to this resolution, be acquired in the total premium amount not to exceed seven million two hundred sixty-six thousand dollars (\$7,266,000);

BE IT RESOLVED, that the President & CEO or his authorized designee is hereby authorized to execute insurance contracts with various insurers, as procured by Conner Strong and the Housing Authority Insurance Group, for General Liability insurance; Public Officials & Employment Practices insurance; Law Enforcement Liability insurance; Employee Benefits Liability insurance; Property insurance; Boiler & Machinery insurance; Fidelity & Crime insurance; Fiduciary Liability insurance; Automobile Liability insurance; Automobile Physical Damage Insurance; Mold Liability insurance; Pesticide Liability insurance; Cyber Security and Liability insurance; Employed Lawyers insurance, and as set forth in the attachment to this resolution, in a total amount not to exceed seven million two hundred sixty-six thousand dollars (\$7,266,000); and to expend any amounts required to be paid as deductibles and fees under the policies, subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.



I hereby certify that this was
APPROVED BY THE BOARD ON 3/20/2025
[Signature]
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION REGARDING INSURANCE CONTRACTS

COVERAGE	INSURER	LIMIT	DEDUCTIBLE	NEW 2025 PREMIUM
Commercial Property	HAPI	\$100,000,000	\$50,000	\$2,408,139
Terrorism (property)	HAPI	80% of loss	\$0	\$78,265
Boiler & Machinery	Hartford Steam Boiler	\$50,000,000	\$10,000	\$45,766
General Liability	HARRG	\$15,000,000	\$50,000	\$1,352,025
Terrorism (GL)	HARRG	80% of loss	\$0	\$25,473
Mold	HARRG	\$500,000	\$50,000	\$82,732
Pesticide	HARRG	\$1,000,000	\$25,000	\$3,771
Public Officials	HARRG	\$2,000,000	\$50,000	\$170,573
Employment Practices	HARRG	\$2,000,000	\$50,000	\$788,429
Law Enforcement	HARRG	\$1,000,000	\$25,000	\$89,728
Employees Benefits	HARRG	\$1,000,000	\$25,000	\$20,000
Fidelity & Crime	Travelers	\$3,000,000*	\$100,000	\$32,600
Third Party Discrimination	HARRG	\$1,000,000	\$50,000	\$40,000
Fiduciary	Euclid	\$15,000,000	\$25,000	\$51,040
Auto Liability	HARRG	\$2,000,000	\$0	\$1,260,332
Auto Physical Damage	Travelers	Actual Cash Value	\$1,000	\$ 699,057
Cyber Security	Zurich	\$3,000,000	\$50,000	\$109,293
Employed Lawyers	Atlantic Specialty	\$1,000,000	\$25,000	\$8,542
TOTAL				\$7,265,765

Note: Conner Strong & Buckelew is the broker for most PHA policies. Premium payments are made to Conner Strong for the Fidelity & Crime, Fiduciary, Employed Lawyers and Cyber insurance policies. Other premium payments are made directly to HARRG & HAPI.