



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS  
MEETING MINUTES**

**Thursday, September 18, 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 Vice-Chair Herbert Wetzel, in the absence of the Chair, Lynette Brown-Sow, at approximately 3:05 p.m.

The Vice-Chair called the roll to establish that there was a quorum and in addition to the Vice-Chair, the following Commissioners were present: Commissioners Camarda, Coney, Dwyer, Glenn, Shahid and Wise. President & CEO, Kelvin Jeremiah ("CEO") and General Counsel, Laurence M. Redican also participated. The Chair and Commissioner Clarke were not able to participate.

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

1. Thanks to RPP for its initiative and coordination, PHA had a number of summer activities, including: a) PHA-hosted book bag giveaway, distributing over 1,000 bags that were loaded with school supplies; b) a basketball camp at LEB that was led by the Temple Men's Basketball team and 75 youth participated; c) PHA hosted the annual youth pitch contest where our young entrepreneurs pitched their amazing businesses; d) Summer Food program provided food at 13 PHA sites, with great assistance from residents and resident leaders PHA gave out more than 18,000 meals, including breakfast and lunch; and e) At the annual spelling bee, we unveiled a mini-outdoor library at LEB thanks to the non-profit, Two Small to Fail and there are now 8 mini-outdoor libraries at PHA sites.
2. Thanks to OGC and the Finance team, as on August 18th, PHA announced the issuance of \$302.5 Million in Guaranteed Revenue Bonds. The proceeds from the bonds will be used to finance the acquisition, construction, renovation, and improvement of affordable housing and mixed-use properties as part of PHA's Acquisition Program. This program aims to expand PHA's portfolio by up to 7,000 affordable housing units across the city, directly addressing the urgent need for safe, high quality, affordable housing options in Philadelphia.
3. The Board and Resident leadership were thanked for their role in PHA's accomplishments over the last year, as detailed in the just released PHA Annual Accomplishments Report.

The Vice-Chair asked whether there were any changes or corrections to the minutes of the Board meeting of July 17, 2025. Hearing none, the minutes were accepted as submitted.

Seven (7) resolutions were presented, with opportunity being provided for public comment and discussion, and they were unanimously approved.

**Resolution No. 12434**, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President, Supply Chain Management ("EVP-SCM"), to authorize PHA to contract for construction management services for Sharswood Peace Park with Antoine Johnson, LLC, with the total contract amount not to exceed two million three hundred twelve thousand one hundred thirty dollars (\$2,312,130). This resolution had been reviewed by the Policy & Planning Committee and

Commissioner Camarda, as a member of the committee, moved for its approval. After a second and discussion, including the opportunity for public comment, of which there was none, the resolution was unanimously approved.

**Resolution No. 12435**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for environmental consulting services with Criterion Laboratories Inc.; Compliance Consultants Inc.; Accredited Environmental Technologies Inc.; and Batta Environmental Associates Inc, in an amount not to exceed one million eighteen thousand one hundred seventy dollars (\$1,018,170). The resolution had been sent for review to the Finance Committee and its Chair, Commissioner Camarda, moved for it to be approved. After a second and there being no discussion, the resolution was unanimously approved.

**Resolution No. 12436**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for pest control services with Allergy Technologies, LLC; Sivart, LLC dba Northeast Exterminators; and Next Generation Pest Control Services, LLC, with the total aggregate amount to be expended under the contracts not to exceed fifty-five million dollars (\$55,000,000). This resolution had been sent to the Resident Services Committee for review and its Chair, Commissioner Coney, moved for its adoption. Following a second and there being no discussion, the motion was unanimously approved.

**Resolution No. 12437**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for employee medical services with Occupational Health Centers P.A., P.C. dba Concentra Medical Centers, in an amount not to exceed four hundred fifty thousand dollars (\$450,000). This resolution had been sent to the Finance Committee for review prior to presentation to the Board and its Chair, Commissioner Camarda, moved for its adoption. After a second and there being no discussion, the motion was unanimously approved.

**Resolution No. 12438**, attached in Appendix 1, was also presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for painting services with Clean Hands Painting, LLC; Castor Properties, Inc.; Hispanic Ventures, Inc.; DMPAG, Inc.; and Everglaze, LLC, in an amount not to exceed twenty million dollars (\$20,000,000). This resolution had also been sent to the Finance Committee and Commissioner Camarda moved for it to be approved. The motion was seconded, there was no discussion, and it was unanimously approved.

**Resolution No. 12439**, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President, Capital Projects Division, to authorize PHA to enter into a Demolition Funding Agreement and related documents with Gilbane or a Gilbane-related entity, with a budget of ten million nine hundred forty-four thousand five hundred fifteen dollars (\$10,944,515) to accomplish the demolition activities for the remainder of the Bartram Village site (Phases II-V). This resolution had been reviewed by the Policy & Planning Committee and Commissioner Coney, as a member of that committee, moved for its approval. After a second and discussion, the resolution was unanimously approved.

**Resolution No. 12440**, attached in Appendix 1, was presented by Dave Walsh, EV – SCM, , to authorize PHA to contract for a policy of insurance for Workers' Compensation and Employer's Liability Insurance coverage with Liberty Mutual Insurance Company in a not-to-exceed amount of seventeen million eight hundred sixty-eight thousand dollars (\$17,868,000), for the policy period from October 15, 2025 to October 15, 2026. This resolution had been sent to the Finance Committee for review prior to presentation to the Board and Commissioner Camarda moved for its adoption. After a second and there being no discussion, the motion was unanimously approved.

**Public Comment:** There was an opportunity for public comment, but no one had signed up for this.

There being no further business, the Vice-Chair requested a motion to dismiss, which was made by Commissioner Camarda, seconded, and unanimously approved. The meeting was adjourned at approximately 3:35 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Laurence M. Redican". The signature is fluid and cursive, with the first name "Laurence" being the most prominent.

*Laurence M. Redican, General Counsel  
Philadelphia Housing Authority*

**APPENDIX 1**

**THE PHILADELPHIA HOUSING AUTHORITY  
MEETING OF THE BOARD OF COMMISSIONERS  
2013 RIDGE AVE.  
PHILADELPHIA, PA 19121  
THURSDAY, SEPTEMBER 18, 2025  
AGENDA**

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- A. Call to Order – Lynette Brown-Sow, Chair**
- B. Remarks – Kelvin A. Jeremiah, President & CEO**
- C. Approval of the Minutes of the Board Meeting held July 17, 2025 as distributed**
- D. New Business**
  - 1. RESOLUTION AUTHORIZING A CONTRACT WITH ANTOINE JOHNSON, LLC FOR SHARSWOOD PEACE PARK CONSTRUCTION MANAGEMENT SERVICES**  
  
Dave Walsh
  - 2. RESOLUTION AUTHORIZING CONTRACTS FOR ENVIRONMENTAL CONSULTING SERVICES FOR ASBESTOS AND INDOOR AIR QUALITY MONITORING AND SOIL TESTING WITH CRITERION LABORATORIES INC.; COMPLIANCE CONSULTANTS INC.; ACCREDITED TECHNOLOGIES INC.; AND BATT A ENVIRONMENTAL ASSOCIATES INC.**  
  
Dave Walsh
  - 3. RESOLUTION AUTHORIZING CONTRACTS FOR PEST CONTROL SERVICES WITH ALLERGY TECHNOLOGIES, LLC; SIVART, LLC DBA NORTHEAST EXTERMINATORS; AND NEXT GENERATION PEST CONTROL SERVICES LLC**  
  
Dave Walsh
  - 4. RESOLUTION AUTHORIZING A CONTRACT FOR EMPLOYEE MEDICAL SERVICES WITH OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST, P.A., P.C. DBA CONCENTRA MEDICAL CENTERS**  
  
Dave Walsh
  - 5. RESOLUTION AUTHORIZING CONTRACTS FOR PAINTING SERVICES WITH CLEAN HANDS PAINTING, LLC; CASTOR PROPERTIES, INC.; HISPANIC VENTURES, INC.; DMPAG, INC.; AND EVERGLAZE, LLC**  
  
Dave Walsh
  - 6. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE EARLY DEMOLITION OF THE BARTRAM VILLAGE DEVELOPMENT**  
  
Greg Hampson

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

Andrew Kenis

**E. Public Comment Period**

**RESOLUTION NO. 12434**

**RESOLUTION AUTHORIZING A CONTRACT WITH ANTOINE JOHNSON, LLC FOR SHARSWOOD PEACE PARK CONSTRUCTION MANAGEMENT SERVICES**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services for Sharswood Peace Park, 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 Antoine Johnson, 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 maximum amount to be expended under the contract shall not exceed two million three hundred twelve thousand one hundred thirty dollars (\$2,312,130);

**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 Antoine Johnson, LLC for a total amount not to exceed two million three hundred twelve thousand one hundred thirty dollars (\$2,312,130), 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 9/18/25  
*[Signature]*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12435**

**RESOLUTION AUTHORIZING CONTRACTS FOR ENVIRONMENTAL CONSULTING SERVICES FOR ASBESTOS AND INDOOR AIR QUALITY MONITORING AND SOIL TESTING WITH CRITERION LABORATORIES INC.; COMPLIANCE CONSULTANTS INC.; ACCREDITED TECHNOLOGIES INC.; AND BATTA ENVIRONMENTAL ASSOCIATES INC.**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for environmental consulting 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 Criterion Laboratories Inc.; Compliance Consultants Inc.; Accredited Environmental Technologies Inc.; and Batta Environmental Associates Inc.; and

**WHEREAS**, work is to be assigned to the four (4) awardees at the discretion of the contracting officer based on need, performance, and other legitimate business factors, and may be altered within the terms of the 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, combined, shall not exceed one million eighteen thousand one hundred seventy dollars (\$1,018,170) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year year base period is three hundred eighty-nine thousand three hundred seventy-five dollars (\$389,375);
- 2) The aggregate not-to-exceed amount for the first one-year option period is two hundred five thousand nine hundred fifty dollars (\$205,950);
- 3) The aggregate not-to-exceed amount for the second one-year option period is two hundred nine thousand three hundred seventy dollars (\$209,370); and
- 4) The aggregate not-to-exceed amount for the third one-year option period is two hundred thirteen thousand four hundred seventy-five dollars (\$213,475);

**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 Criterion Laboratories Inc.; Compliance Consultants Inc.; Accredited Environmental Technologies Inc.; and Batta Environmental Associates Inc. for an amount not to exceed one million eighteen thousand one hundred seventy dollars (\$1,018,170), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contracts, including determining whether options available under the contracts, if any, shall be exercised.



I hereby certify that this was  
APPROVED BY THE BOARD ON 9/18/25  
*[Signature]*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12436**

**RESOLUTION AUTHORIZING CONTRACTS FOR PEST CONTROL SERVICES WITH ALLERGY TECHNOLOGIES, LLC; SIVART, LLC DBA NORTHEAST EXTERMINATORS; AND NEXT GENERATION PEST CONTROL SERVICES; LLC**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for pest control 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 Allergy Technologies, LLC; Sivart, LLC dba Northeast Exterminators; and Next Generation Pest Control Services; 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 fifty-five million dollars (\$55,000,000) 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 twenty-two million dollars (\$22,000,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is eleven million dollars (\$11,000,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period eleven million dollars (\$11,000,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is eleven million dollars (\$11,000,000);

**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 Allergy Technologies, LLC; Sivart, LLC dba Northeast Exterminators; and Next Generation Pest Control Services, LLC, for a total aggregate amount not to exceed fifty-five million dollars (\$55,000,000), 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 9/18/25  
*[Signature]*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12437**

**RESOLUTION AUTHORIZING A CONTRACT FOR EMPLOYEE MEDICAL SERVICES WITH OCCUPATIONAL HEALTH CENTERS OF SOUTHWEST, P.A., P.C. DBA CONCENTRA MEDICAL CENTERS**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for a employee medical service provider in support of its workforce hiring and compliance needs, to provide services such as pre-employment screenings, drug and alcohol testing, physical examinations, and other related occupational health assessments, for new hires and current employees, 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 a contract be awarded to Occupational Health Centers of Southwest, P.A., P.C. dba Concentra Medical Centers; 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 four hundred fifty thousand dollars (\$450,000) 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 one hundred eighty thousand dollars (\$180,000);
- 2) The not-to-exceed amount for the first one-year option period is ninety thousand dollars (\$90,000);
- 3) The not-to-exceed amount for the second one-year option period is ninety thousand dollars (\$90,000); and
- 4) The not-to-exceed amount for the third one-year option period is ninety thousand dollars (\$90,000);

**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 Occupational Health Centers Southwest, P.A., P.C. dba Concentra Medical Centers for an 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 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 9/18/25  
*[Signature]*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12438**

**RESOLUTION AUTHORIZING CONTRACTS FOR PAINTING SERVICES WITH CLEAN HANDS PAINTING, LLC; CASTOR PROPERTIES, INC.; HISPANIC VENTURES, INC.; DMPAG, INC.; AND EVERGLAZE, LLC**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for painting 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 Clean Hands Painting, LLC; Castor Properties, Inc.; Hispanic Ventures, Inc.; DMPAG, Inc.; and Everglaze, LLC; and

**WHEREAS**, work is to be assigned to the five (5) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the 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 twenty million dollars (\$20,000,000) 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 eight million dollars (\$8,000,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is four million dollars (\$4,000,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is four million dollars (\$4,000,000);
- 4) The not-to-exceed aggregate amount for the third one-year option period is four million dollars (\$4,000,000);

**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 Clean Hands Painting, LLC; Castor Properties, Inc.; Hispanic Ventures, Inc.; DMPAG, Inc.; and Everglaze, LLC; for a total aggregate amount not to exceed twenty million dollars (\$20,000,000), 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 9/18/25  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12439**

**RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE EARLY DEMOLITION OF THE BARTRAM VILLAGE DEVELOPMENT**

**WHEREAS**, on March 20, 2025, by Board Resolution No. 12401, the Philadelphia Housing Authority ("PHA") Board of Commissioners authorized PHA to enter into a Master Development Agreement ("MDA") with Gilbane to serve as the developer for the redevelopment of the Bartram public housing site; and

**WHEREAS**, negotiations with Gilbane are currently underway and the MDA is expected to be finalized within the next 30 days; and

**WHEREAS**, the MDA will outline the phasing of the redevelopment, with each phase to be presented to the Board for review and approval upon completion of final design and pricing; and

**WHEREAS**, the relocation of Bartram residents has been completed, and the site is now entirely vacant, resulting in increased security concerns due to repeated break-ins at the buildings; and

**WHEREAS**, in order to address these security concerns and improve efficiency, PHA recommends the demolition of all existing buildings at once, rather than in phases aligned with redevelopment stages II - V; and

**WHEREAS**, PHA proposes to enter into a Demolition Funding Agreement with Gilbane, or a Gilbane-affiliated entity, to allow Gilbane to contract for the demolition of the Bartram site with reimbursement by PHA for these costs; and

**WHEREAS**, PHA must submit a demolition application to the U.S. Department of Housing and Urban Development ("HUD") and obtain HUD approval in order to preserve the public housing subsidy for future redevelopment phases and to support the planned Rental Assistance Demonstration ("RAD") conversion of units from public housing to project-based vouchers; and

**WHEREAS**, this resolution seeks authorization for PHA to enter into a Demolition Funding Agreement and related documents with Gilbane or a Gilbane-related entity, and to approve a demolition budget of ten million nine hundred forty-four thousand five hundred fifteen dollars (\$10,944,515); and

**WHEREAS**, this resolution also authorizes PHA to submit all necessary documentation to HUD and enter into necessary and appropriate agreements to preserve the public housing subsidy in anticipation of the construction of new units on the Bartram site;

**BE IT RESOLVED**, that the PHA President & CEO or his authorized designee is hereby authorized to enter into a Demolition Funding Agreement with Gilbane or a Gilbane-affiliated entity for the purpose of contracting for and overseeing the demolition of all existing buildings at the Bartram site; to approve a demolition budget in the amount of ten million nine hundred forty-four thousand five hundred fifteen dollars (\$10,944,515); to submit required demolition applications and related documentation to HUD for the purposes stated above; and to negotiate and execute all agreements, contracts, and documents necessary or appropriate to preserve the related public housing subsidy, including through future Rental Assistance Demonstration ("RAD") conversions, pending redevelopment of the Bartram site.

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/18/25  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12440**

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

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

**WHEREAS**, the last workers' compensation insurance policy term was from October 15, 2024 to October 15, 2025, as approved by the Board on September 19, 2024, by Resolution No. 12369; and

**WHEREAS**, pursuant to Resolution No. 12250, approved by the PHA Board on November 17, 2022, PHA entered into a contract with Conner Strong & Buckelew ("Conner") for the provision of qualified, professional insurance and brokerage services; and

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

**WHEREAS**, two (2) insurers offered quotations: Liberty Mutual Insurance Company ("Liberty Mutual"), the incumbent, and Crum & Forster; and

**WHEREAS**, in consultation with Conner, PHA has reviewed the two (2) options and determined that of the two (2) proposals, the Liberty Mutual proposal provides the best workers' compensation and employer's liability insurance coverage option for PHA; and

**WHEREAS**, the "Total Expected Premium and Collateral" for Liberty Mutual is seven million seven thousand nine hundred fourteen dollars (\$7,007,914); and

**WHEREAS**, the "Maximum Premium" for Liberty Mutual insurance is seventeen million eight hundred sixty-eight thousand dollars (\$17,868,000), which would reflect a "worst case scenario" of claims and expenses; and

**WHEREAS**, it is recommended, after approval for presentation to the Board following Board committee and resident leadership review, that PHA contract with Liberty Mutual for workers' compensation coverage, for a maximum amount not to exceed seventeen million eight hundred sixty-eight thousand dollars (\$17,868,000), for the policy period from October 15, 2024, to October 15, 2025, to pay premiums and cash collateral and to maintain an appropriate reserve to be used to pay deductible amounts on claims, as necessary during the policy period;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes PHA's President & CEO and/or his authorized designee(s) to take all necessary actions to conclude and to execute a policy of insurance for PHA's workers' compensation and employer's liability insurance with Liberty Mutual for a not-to-exceed amount of seventeen million eight hundred sixty-eight thousand dollars (\$17,868,000), for the policy period from October 15, 2025 to October 15, 2026, as set forth above and subject to availability of funds therefor.



I hereby certify that this was  
**APPROVED BY THE BOARD ON** 9/18/25  
*[Signature]*  
**ATTORNEY FOR PHA**