PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, February 19, 2026
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 3:05 p.m.

The Chair asked the participants at the front table to identify themselves and, in addition to the Chair and Vice-Chair Wetzel, President & CEO Kelvin Jeremiah ("CEO"), General Counsel Laurence M. Redican, the following Commissioners introduced themselves by name: Commissioners Camarda, Clarke, Coney, Dwyer, and Glenn. Commissioners Shahid and Wise did not participate in the meeting.

After requesting a moment of silence in preparation for the work of the meeting, and in honor of the Reverend Jesse Jackson, who recently passed on, the Chair then congratulated the CEO for his recent recognition: 1) receiving the Drum Major Award from the Philadelphia Martin Luther King, Jr. Center for Non-Violence and participating in the tradition of honoring the legacy of Dr. Martin Luther King Jr. at Independence Hall and ringing the Liberty Bell to usher in the holiday of Martin Luther King Jr. Day; and 2) being nominated for the Philadelphia Business Journal's Power 100, a prestigious recognition that highlights outstanding leaders shaping the Greater Philadelphia region.

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

1. PHA completed the acquisition of Chelten Terminal and a related vacant property, for $8.64 million, further advancing its Opening Doors initiative, and
2. The department of Resident Programs and Partnerships hosted its Annual Senior Valentine's Day Dance on Thursday, February 12, 2026 at the John F. Street Community Center, which was a joyous and very fashionable occasion.
3. The long-anticipated West Park groundbreaking will take place on March 2, 2026.

Commissioner Camarda also congratulated Makeeda Holley, who heads the department of Resident Programs and Partnerships, for her presentation and involvement with the Salvation Army Homeownership Round Table in honor of African American History Month on February 18th.

Dinesh Indala presented the Employee of the Month awards to the Human Resources Department's Recruitment Team for its recent work, especially related to the Reduction in Force initiative and related recruitment, with the awards going to Linda Hunter, Robert Runowski, and Kristen Smith, as well as recognizing their department head, Kimberly Woods.

The Chair asked whether there were any changes or corrections to the minutes of the Board meeting of December 18, 2025, as there was no January 2026 Board meeting. There being none, the minutes were accepted as submitted.

Four (4) resolutions were presented, for which there was opportunity for public comment and discussion, of which there was none, and they were unanimously approved.

Resolution No. 12459, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM") to amend a contract for Vacant Property Security Services with DGG RE Investments, LLC dba Guardian Asset Management, and Door and Window Guard Systems, Inc., with total amount of this modification not to exceed eight hundred thousand dollars ($800,000), raising the contract value to three million, eight hundred thousand dollars ($3,800,000). This resolution had been sent for review to the Finance Committee and Commissioner Camarda, as Chair of that committee, moved for its approval. After a second and Commissioner Camarda confirming that the committee had met and reviewed the resolution with PHA staff, the resolution was unanimously approved.

Resolution No. 12460, attached in Appendix 1, was introduced by Dave Walsh, EVP-SCM, to authorize PHA to contract with six vendors: Victoria's Kitchen and Catering, Cotton's Place, Foodarama Provision LLC, Philadelphia Catering Company, Inflight Cuisine LLC, and DYLs Natural Market LTD dba Joshua's Catering, for food and beverage catering services, in a total amount not to exceed six hundred thousand dollars ($600,000). This resolution had been reviewed by the Resident Services Committee and its Chair, Commissioner Coney, moved for it to be adopted. After a second and there being no discussion, the motion was unanimously approved.

Resolution No. 12461, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize to continue the annual approval for one year, for PHA to enter state and federal cooperative purchasing agreements and other programs, to benefit from competitively obtained and standardized prices, terms and conditions, and to enable sourcing and procurements to be done on a streamlined basis, in a not-to-exceed aggregate amount of twenty-six million dollars ($26,000,000), with a continuation of the quarterly reporting requirement to the Board. This resolution had been sent to the Finance Committee, who's Chair, Commissioner Camarda moved for its adoption. After a second and a comment from Commissioner Camarda about the committee review, the motion was unanimously approved.

Resolution No. 12462, attached in Appendix 1, was presented by Laurence M. Redican, General Counsel, to approve all PHA actions necessary, as detailed in the resolution, to close the 2012 Chestnut Development, which involves property at 2012-2018 Chestnut Street, Philadelphia, Pennsylvania 19103. This resolution had been sent for review to the Policy & Planning Committee. Its Chair, Board Vice-Chair Wetzel, moved for the resolution to be adopted. After a second and discussion, the motion was unanimously approved.

Public Comment: No one signed up for public comment this month.

With there being no further business, the Chair asked for a motion to dismiss. Commissioner Camarda so moved, which motion was seconded and unanimously approved. The meeting was adjourned at approximately 3:40 p.m.

Respectfully submitted,

Laurence M. Redican, General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, FEBRUARY 19, 2026
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 December 18, 2025 as distributed

D. New Business

1. **RESOLUTION AUTHORIZING CONTRACT MODIFICATION FOR VACANT PROPERTY SECURITY SERVICES WITH DGG RE INVESTMENTS, LLC DBA GUARDIAN ASSET MANAGEMENT AND DOOR AND WINDOW GUARD SYSTEMS, INC.**

   Dave Walsh

2. **RESOLUTION AUTHORIZING CONTRACTS FOR VICTORIA'S KITCHEN AND CATERING, COTTON'S PLACE, FOODARAMA PROVISION LLC, PHILADELPHIA CATERING COMPANY, INFLIGHT CUISINE LLC, AND DYLS NATURAL MARKET LTD DBA JOSHUA'S CATERING**

   Dave Walsh

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

   Dave Walsh

4. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE 2012 CHESTNUT DEVELOPMENT, FOR PROPERTY AT 2012-2018 CHESTNUT STREET, PHILADELPHIA, PENNSYLVANIA 19103**

   Laurence M. Redican

E. Public Comment Period

RESOLUTION NO. 12459

RESOLUTION AUTHORIZING CONTRACT MODIFICATION FOR VACANT PROPERTY SECURITY SERVICES WITH DGG RE INVESTMENTS, LLC DBA GUARDIAN ASSET MANAGEMENT AND DOOR AND WINDOW GUARD SYSTEMS, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") awarded contract #005193, for Vacant Property Security, pursuant to Resolution No. 12297, approved by the Board of Commissioners on July 20, 2023; and

WHEREAS, the contract awarded on August 1, 2023 under the above authorization was for a not-to-exceed amount of two million, five hundred thousand dollars ($2,500,000); and

WHEREAS, in November 2024, after review of the contract and increased needs, PHA approved the modification amount of five hundred thousand dollars ($500,000), raising the total amount to three million dollars ($3,000,000); and

WHEREAS, due to a City of Philadelphia requirement to secure all vacant sites, and the ongoing rehabilitation of conventional sites that added to the number of sites to be secured, the demand for vacant property security exceeded expectations, and PHA has a further need to modify the contract in the amount of an additional eight hundred thousand dollars ($800,000); and

WHEREAS, pursuant to CPP#10, a modification to a contract must go before the Board for pre-approval when the modification or sum of all modifications will be in excess of one million dollars ($1,000,000), regardless of percentage of contract value, or when the modification will exceed twenty percent (20%) of the contract value (or two hundred fifty thousand dollars ($250,000), whichever is greater); and

WHEREAS, the proposed further modification of the contract amount in this resolution, in the amount of eight hundred thousand dollars ($800,000.00), in addition to the previous increase of five hundred thousand dollars ($500,000), requires Board approval due to the additional modification creating a total that is over the CCP#10 threshold modification limit of one million dollars ($1,000,000); and

WHEREAS, the new total contract amount would be three million eight hundred thousand dollars ($3,800,000), from the current amount (original contract and existing modification) of three million dollars ($3,000,000);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee(s), to amend PHA's contracts with: (1) DGG RE Investments, LLC dba Guardian Asset Management and (2) Door and Window Guard Systems, Inc., as entered into with existing modifications, to have the total contract amount be increased to three million, eight hundred thousand dollars ($3,800,000), as set forth above and subject to the availability of funds therefor.

I hereby certify that this was APPROVED BY THE BOARD ON 2/19/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12460

RESOLUTION AUTHORIZING CONTRACTS FOR VICTORIA'S KITCHEN AND CATERING, COTTON'S PLACE, FOODARAMA PROVISION LLC, PHILADELPHIA CATERING COMPANY, INFLIGHT CUISINE LLC, AND DYLS NATURAL MARKET LTD DBA JOSHUA'S CATERING

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for food and beverage catering 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 Victoria's Kitchen and Catering, Cotton's Place, Foodarama Provision LLC, Philadelphia Catering Company, Inflight Cuisine LLC, and DYLs Natural Market LTD dba Joshua's Catering; and

WHEREAS, work is to be assigned to the six (6) 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 six hundred thousand dollars ($600,000) with a two-year base period and two (2) one-year option periods, as follows:

1) The not-to-exceed aggregate amount for the two-year base period is four hundred thousand dollars ($400,000);
2) The not-to-exceed aggregate amount for the first one-year option period is one hundred thousand dollars ($100,000); and
3) The not-to-exceed aggregate amount for the second one-year option period is one hundred thousand dollars ($100,000);

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 Victoria's Kitchen and Catering, Cotton's Place, Foodarama Provision LLC, Philadelphia Catering Company, Inflight Cuisine LLC, and DYLs Natural Market LTD dba Joshua's Catering, for a total aggregate amount not to exceed six hundred thousand dollars ($600,000), 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 2/19/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12461

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

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

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

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

WHEREAS, the most recent one-year authorization for such contracting was Board Resolution No. 12396, adopted on February 20, 2025, in an aggregate amount not to exceed twenty-nine million dollars ($29,000,000); and

WHEREAS, PHA wishes to extend such authorization for another one-year period, from April 1, 2026 through March 31, 2027, with contract terms entered into pursuant to such extension not to exceed five (5) years, in a total aggregate annual amount not to exceed twenty-six million dollars ($26,000,000), and to continue the best practice of providing a quarterly report to the PHA Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars ($100,000), although this resolution would provide the requisite pre-approval for such contracting under Control Policy and Procedure #10, as amended;

BE IT RESOLVED, that the Board authorizes the President &CEO and/or his authorized designee(s) to take all actions necessary to enter into contracts, for terms not-to-exceed five (5) years, under the Federal and State cooperative purchasing and similar programs, for a one-year period, from April 1, 2026 through March 31, 2027, in a total aggregate amount not to exceed twenty-six million dollars ($26,000,000), subject to the availability of funds therefor, and PHA shall provide a quarterly report to the Board of Directors as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars ($100,000).

I hereby certify that this was APPROVED BY THE BOARD ON 2/19/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12462

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE 2012 CHESTNUT DEVELOPMENT, FOR PROPERTY AT 2012-2018 CHESTNUT STREET, PHILADELPHIA, PENNSYLVANIA 19103

WHEREAS, on August 21, 2023, the U.S. Department of Housing and Urban Development ("HUD") approved PHA's application pursuant to Section 18 of the U.S. Housing Act of 1937 ("Section 18") to demolish the existing structures on PHA's public housing property located at 2012-2018 Chestnut Street, Philadelphia, Pennsylvania 19103 (the "Property"); and

WHEREAS, on February 28, 2025, PHA entered into a Development Agreement with 2012 Chestnut Partners, LP, a Pennsylvania limited partnership (the "Developer") (the "Development Agreement"), for the demolition and redevelopment of the Property that will entail the new construction of a single multi-story building containing one hundred twenty-one (121) residential units and approximately two thousand fife hundred (2,500) square feet of mixed-use commercial space (the "Development"); and

WHEREAS, PHA will submit a Section 18 disposition application for HUD approval to remove the Property from the public housing program and convey the Property to PHA's affiliate, PHADC 2012 Chestnut LLC, a Pennsylvania limited liability company ("Owner"), pursuant to a long-term ground lease (the "Ground Lease"); and

WHEREAS, of the one hundred twenty-one (121) residential units in the Development, up to forty-eight (48) of the units may receive Section 8 Project-Based Voucher ("PBV") assistance pursuant to an Agreement to Enter Into a Housing Assistance Payments Contract (the "AHAP Contract") and a Housing Assistance Payment Contract with PHA (the "HAP Contract") and approximately seventy-three (73) of the units (inclusive of the PBV units) will be affordable units available to tenants with incomes not to exceed 80% of average median income (the "Affordable Units") pursuant to an affordability restriction approved by PHA (the "Affordability Covenant"), and the remaining units (approximately 48) will be unrestricted market rate units; and

WHEREAS, PHA and Developer may enter into an amendment to the Development Agreement, if and as needed, to reflect refinements to the scope of the Development; and

WHEREAS, PHA will provide financing to the Owner for the Development in accordance with a construction budget approved by PHA, in a total aggregate amount not to exceed sixty million dollars ($60,000,000), with such financing to include: (1) a PHA loan to the Owner funded with bond proceeds, and (2) a PHA subsidy loan to the Owner, for amounts not eligible for coverage by the bond proceeds, but needed to fund the commercial component of the Development (collectively, the "PHA Financing"); and

WHEREAS, the Developer has engaged Gilbane Building Company (the "Contractor") as the general contractor to construct the Development pursuant to a construction contract that has been approved by PHA (the "Construction Contract"); and

WHEREAS, the Owner will enter into a management agreement with the Developer's affiliate, Alterra Property Group, LLC (the "Agent"), for the Agent to manage the Development following construction (the "Management Agreement");

I hereby certify that this was
APPROVED BY THE BOARD ON 2/19/2026

ATTORNEY FOR PHA

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the PHA President & CEO or his authorized designee(s) to take the following actions in furtherance of the development of the Development: (1) enter into an amendment to the Development Agreement, if and as needed, to reflect refinements to the scope of the Development; (2) enter into the Ground Lease to convey Property to the Owner, (3) provide and enter into any documents in connection with the PHA Financing, (4) enter into the AHAP/HAP Contracts (subject to and in accordance with HUD requirements), (5) enter into the Affordability Covenant, (6) obtain all necessary HUD and other required approvals in connection with the Development and the foregoing transactions, and (7) negotiate and execute all related agreements, contracts and documents necessary or appropriate to achieve financial closing and to develop, finance, construct and operate the Development; and

BE IT FURTHER RESOLVED, that: (1) all appropriate actions relating to the subject of this resolution that were taken prior to the date of this Resolution by the PHA President & CEO or his authorized designee(s), including but not limited to any of the actions authorized by this Resolution, are hereby ratified and confirmed as the valid actions of PHA, effective as of the date that such actions were taken and (2) that the PHA President & CEO and/or his authorized designee(s) are hereby authorized to take any and all related and ancillary actions necessary and appropriate to achieve the foregoing purposes, as may be reasonably determined by the President & CEO, or designee(s), in appropriate consultation with the General Counsel, including refinements to the terms and documents set forth in this resolution.