PHA
PHILADELPHIA HOUSING AUTHORITY
OPENING DOORS TO OPPORTUNITIES

PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, June 18, 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 the Vice Chair, Herbert Wetzel, at approximately 3:10, in the absence of the Chair, Lynette Brown-Sow. Other than the Chair, all the Commissioners were present: Commissioners Camarda, Clarke, Coney, Glenn, Shahid, Snyder, and Wise. President & CEO Kelvin Jeremiah ("CEO") and Corporate Secretary and Deputy General Counsel Andrea Bowman also participated.

The Vice-Chair welcomed new Commissioner Bill Snyder, then asked for a moment of silence before beginning the work to be done at the meeting, after which the CEO reviewed the commenting procedures and made the following announcements:

1) On June 5th, PHA hosted the U.S. Department of Housing and Urban Development ("HUD") Assistant Secretary Ben Hobbs and signed HUD's Work and Dignity Coalition pledge.

2) On Sunday, which is Father's Day, RPP will host its 2nd Annual Father & Daughter Sneaker Ball here at PHA Headquarters from 2pm until 6pm, featuring Philadelphia rappers Chris & Neef.

3) On Wednesday, June 24th PHA will host its Annual Doing Business event from 5:30pm until 7:30pm at PHA Headquarters, at which participants will have the opportunity to learn how to become a contractor with PHA.

4) The annual PhillySEEDS Gala, for which 100% of the proceeds raised go to our life-changing programs benefitting the PHA community, is Thursday, July 9, 2026, and will be held at Vie, 600 N. Broad Street; tickets are on sale until June 30th, unless they are sold out earlier!

Before proceeding to the resolutions, the Vice-Chair stated that he would be recused from discussion or vote for the first resolution, due to having privately contracted with one of the proposed awardees for a non-PHA matter, and that CEO Jeremiah would preside for that resolution.

Vice-Chair Wetzel then asked whether there were any changes or corrections to the minutes of the meeting of May 21, 2026. There being were none, the minutes were accepted as submitted.

The Vice-Chair left the room for the duration of the presentation, discussion, and vote on the first resolution.

Three (3) resolutions were presented and unanimously approved by those participating in the meeting with regard to those resolutions, and following the opportunity for discussion and public comment.

Resolution No. 12486, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP-SCM"), to authorize PHA to contract for maintenance-related general contracting services, with small general contractors, in a total aggregate amount not to exceed twenty-five million dollars ($25,000,000). The resolution had been sent for review to the Finance Committee and Commissioner Camarda, chair of that committee, moved for its approval. After a second and Commissioner Camarda confirming that the committee had met and discussed the resolution with PHA staff, and following discussion about the merit and impact of these small general contractor contracts, the resolution was unanimously approved.

Vice-Chair Wetzel then returned and resumed chairing the meeting.

Resolution No. 12487, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for environmental engineering support services with Verdantas LLC; AECOM Technical Services, Inc.; GZA GeoEnvironmental, Inc.; BRS, Inc. (Brownfield Redevelopment Solutions, Inc.); and TRC Environmental Corporation, in a total aggregate amount not to exceed twenty-one million, three hundred seventy-five thousand dollars ($21,375,000). This resolution had also been reviewed by the Finance Committee prior to be presented to the Board and Commissioner Camarda moved for its adoption. Following a second and there being no discussion, the motion was unanimously approved.

Resolution No. 12488, attached in Appendix 1, was presented by Sara Schwartz, Associate General Counsel, to authorize PHA to submit to HUD its Annual Report for the MTW Demonstration Program for Fiscal Year 2026 (period ending March 31, 2026), as distributed to the Board. The resolution had been reviewed by the Policy & Planning Committee and Commissioner Coney, as a member of that committee, moved for it to be adopted. The motion was seconded, there was opportunity for discussion, of which there was none, and the motion was unanimously approved.

Public Comment: No one had signed up for public comment.

There being no further business, the Vice-Chair adjourned the meeting at approximately 3:40 p.m.

Respectfully submitted,

Andrea Bowman
Corporate Secretary and Deputy General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, JUNE 18, 2026
AGENDA

A. Call to Order – Lynette M. Brown-Sow, Chair

B. Remarks – Kelvin A. Jeremiah, President & CEO

C. Approval of the Minutes of the Board Meeting held May 21, 2026 as distributed

D. New Business

1. **RESOLUTION AUTHORIZING CONTRACTS FOR SMALL GENERAL CONTRACTOR MAINTENANCE RELATED SERVICES WITH CG GLOBAL MANAGEMENT SOLUTIONS; MILESTONE CONSTRUCTION MANAGEMENT; TOWNES MECHANICAL SERVICES; AMOR CONSTRUCTION, INC.; VELLNIECE CONSTRUCTION LLC; DKJ CONSTRUCTION INC.; W&W CONTRACTORS, INC.; SPRUCE BUILDERS LLC; AND ROUSE PARKIN & COMPANY**

   Dave Walsh

2. **RESOLUTION AUTHORIZING CONTRACTS FOR SUPPORT SERVICES FOR ENVIRONMENTAL ENGINEERING WITH VERDANTAS LLC; AECOM TECHNICAL SERVICES, INC.; GZA GEOENVIRONMENTAL, INC.; BRS, INC. (BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.); AND TRC ENVIRONMENTAL CORPORATION**

   Dave Walsh

3. **RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR FISCAL YEAR 2026 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

   Sara Schwartz

E. Public Comment Period

RESOLUTION NO. 12486

RESOLUTION AUTHORIZING CONTRACTS FOR SMALL GENERAL CONTRACTOR MAINTENANCE RELATED SERVICES WITH CG GLOBAL MANAGEMENT SOLUTIONS; MILESTONE CONSTRUCTION MANAGEMENT; TOWNES MECHANICAL SERVICES; AMOR CONSTRUCTION, INC.; VELLNIECE CONSTRUCTION LLC; DKJ CONSTRUCTION INC.; W&W CONTRACTORS, INC.; SPRUCE BUILDERS LLC; AND ROUSE PARKIN & COMPANY

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for general contracting services, maintenance related, 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 CG Global Management Solutions; Milestone Construction Management; Townes Mechanical Services; Amor Construction, Inc.; VellNiece Construction LLC; DKJ Construction Inc.; W&W Contractors, Inc.; Spruce Builders LLC; and Rouse Parkin & Company; and

WHEREAS, work is to be assigned to the nine (9) 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-five million dollars ($25,000,000), with a two-year base period and three (3) one-year option periods, as follows:

1) The not-to-exceed aggregate amount for the two-year base period is ten million dollars ($10,000,000); and
2) The not-to-exceed aggregate amount for the each of the three (3) one-year option periods is five million dollars ($5,000,000);

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 CG Global Management Solutions; Milestone Construction Management; Townes Mechanical Services; Amor Construction, Inc.; VellNiece Construction LLC; DKJ Construction Inc.; W&W Contractors, Inc.; Spruce Builders LLC; and Rouse Parkin & Company, for a total aggregate amount not to exceed twenty-five million dollars ($25,000,000), 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 6/18/2026

ATTORNEY FOR PHA

RESOLUTION NO. 12487

RESOLUTION AUTHORIZING CONTRACTS FOR SUPPORT SERVICES FOR ENVIRONMENTAL ENGINEERING WITH VERDANTAS LLC; AECOM TECHNICAL SERVICES, INC.; GZA GEOENVIRONMENTAL, INC.; BRS, INC. (BROWNFIELD REDEVELOPMENT SOLUTIONS, INC.); AND TRC ENVIRONMENTAL CORPORATION

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for support services for environmental engineering 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 Verdantas LLC; AECOM Technical Services, Inc.; GZA GeoEnvironmental, Inc.; BRS, Inc. (Brownfield Redevelopment Solutions, Inc.); and TRC Environmental Corporation; 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-one million, three hundred seventy-five thousand dollars ($21,375,000) 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, five hundred fifty thousand dollars ($8,550,000);
2) The not-to-exceed aggregate amount for the first one-year option period is four million, two hundred seventy-five thousand dollars ($4,275,000);
3) The not-to-exceed aggregate amount for the second one-year option period is four million, two hundred seventy-five thousand dollars ($4,275,000); and
4) The not-to-exceed aggregate amount for the third one-year option period is four million, two hundred seventy-five thousand dollars ($4,275,000);

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 Verdantas LLC; AECOM Technical Services, Inc.; GZA GeoEnvironmental, Inc.; BRS, Inc.; and TRC Environmental Corporation for a total aggregate amount not to exceed twenty-one million, three hundred seventy-five thousand dollars ($21,375,000), 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 6/18/2026
[signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12488

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR FISCAL YEAR 2026 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") requires the Philadelphia Housing Authority ("PHA"), as a participant in the Moving to Work Demonstration Program ("MTW"), to submit an Annual Report on the status of its programs, operations, and finances in a form specified and required by HUD; and

WHEREAS, under the MTW Agreement, HUD will assess PHA's performance on an annual basis by comparing, at the end of PHA's fiscal year, its goals as stated in its approved MTW Annual Plan, to its actual performance, as stated in its Annual Report; and

WHEREAS, PHA must include in the MTW Annual Report all required elements as described in the MTW Agreement; and

WHEREAS, the Annual Report must be submitted ninety (90) days after the end of PHA's fiscal year; and

WHEREAS, PHA's fiscal year ended on March 31, 2026 and its Annual Report is due to HUD on or before June 30, 2026; and

WHEREAS, PHA has prepared its Annual MTW Report for Fiscal Year 2026, which is ready for timely submission to HUD and which contains all the required elements;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves PHA's Annual Report for the MTW Demonstration Program for Fiscal Year 2026 (period ending March 31, 2026), as distributed to the Board, for submission to HUD, and authorizes the President & CEO and/or his designee(s) to undertake all necessary actions including, but not limited to, responding to HUD comments and requests for additional information, in order to secure HUD acceptance for the MTW Annual Report.

I hereby certify that this was
APPROVED BY THE BOARD ON 6/18/2026

ATTORNEY FOR PHA