THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, SEPTEMBER 17, 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 July 16, 2026 as distributed

D. New Business

1. **RESOLUTION AUTHORIZING CONTRACTS FOR TREE REMOVAL SERVICES WITH THE DAVEY TREE EXPERT COMPANY, JOSEPH MCILVAINE TREE AND LAWN SERVICE, AND KNIGHT BROS. INC.**

   Dave Walsh

2. **RESOLUTION AUTHORIZING CONTRACTS FOR CONCRETE AND ASPHALT SERVICES WITH DMPAG INC.; OLIVIERI AND ASSOCIATES, INC.; MILESTONE CONSTRUCTION MANAGEMENT; AND CREATIVESCAPE, INC.**

   Dave Walsh

3. **RESOLUTION AUTHORIZING A CONTRACT FOR ELEVATOR INSPECTION SERVICES WITH CG GLOBAL MANAGEMENT SOLUTIONS, LLC**

   Dave Walsh

4. **RESOLUTION AUTHORIZING CONTRACTS FOR PHA GENERAL VEHICLE REPAIR SERVICES WITH PACIFICO FORD, INC.; PHILADELPHIA TOWING & TRANSPORT, INC.; PREFERRED AUTOMOTIVE SPECIALIST, INC.; AND A.C. AUTO REPAIRS, INC.**

   Dave Walsh

5. **RESOLUTION AUTHORIZING APPROVAL OF AWARD OF THIRTY (30) HUD VASH PROJECT-BASED VOUCHERS TO FRANCISVILLE SENIORS, FRANCISVILLE EAST, AND KEARSLEY ESTATES**

   Bret Holden

6. **RESOLUTION AUTHORIZING REQUESTING APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF UP TO SEVEN (7) VACANT PROPERTIES AND UNDERTAKING SUCH DISPOSITION UPON APPROVAL**

   Dinesh Indala

7. **RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTERESTS OF THE LIMITED PARTNER INVESTORS IN FOUR (4) DEVELOPMENTS: TASKER II, LUCIEN BLACKWELL PHASE II, LUDLOW PHASE III, AND MARSHALL VILLAGE**

   Laurence M. Redican

8. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE FAIRHILL PHASE III DEVELOPMENT**

   Dinesh Indala

9. **RESOLUTION AMENDING RESOLUTION NO. 12462 AND 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, TO INCREASE THE AUTHORIZED PHA FINANCING AND TO REPLACE THE GENERAL CONTRACTOR**

   Dinesh Indala

10. **RESOLUTION AUTHORIZING A CONTRACT FOR WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE COVERAGE**

    Andrew Kenis

E. Public Comment Period

RESOLUTION NO. 1

RESOLUTION AUTHORIZING CONTRACTS FOR TREE REMOVAL SERVICES WITH THE DAVEY TREE EXPERT COMPANY, JOSEPH MCILVAINE TREE AND LAWN SERVICE, AND KNIGHT BROS. INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for tree removal 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 The Davey Tree Expert Company, Joseph McIlvaine Tree and Lawn Service, and Knight Bros. Inc. 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 five million, seven hundred fifty thousand dollars ($5,750,000) 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 two million, three hundred thousand dollars ($2,300,000);
2) The not-to-exceed aggregate amount for the first one-year option period is one million, one hundred fifty thousand dollars ($1,150,000);
3) The not-to-exceed aggregate amount for the second one-year option period is one million, one hundred fifty thousand dollars ($1,150,000); and
4) The not-to-exceed aggregate amount for the third one-year option period is one million, one hundred fifty thousand dollars ($1,150,000);

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 The Davey Tree Expert Company, Joseph McIlvaine Tree and Lawn Service, and Knight Bros. Inc. for a total aggregate amount not to exceed five million, seven hundred fifty thousand dollars ($5,750,000), 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.

RESOLUTION NO. 2

RESOLUTION AUTHORIZING CONTRACTS FOR CONCRETE AND ASPHALT SERVICES WITH DMPAG INC.; OLIVIERI AND ASSOCIATES, INC.; MILESTONE CONSTRUCTION MANAGEMENT; AND CREATIVESCAPE, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for concrete and asphalt 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 DMPAG Inc.; Olivieri and Associates, Inc.; Milestone Construction Management; and Creativescape, 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 shall not exceed ten million dollars ($10,000,000) 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 four million dollars ($4,000,000);
2) The not-to-exceed aggregate amount for the first one-year option period is two million dollars ($2,000,000);
3) The not-to-exceed aggregate amount for the second one-year option period is two million dollars ($2,000,000); and
4) The not-to-exceed aggregate amount for the third one-year option period is two million dollars ($2,000,000);

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 DMPAG Inc.; Olivieri and Associates, Inc.; Milestone Construction Management; and Creativescape, Inc. for a total aggregate amount not to exceed ten million dollars ($10,000,000), 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.

RESOLUTION NO. 3

RESOLUTION AUTHORIZING A CONTRACT FOR ELEVATOR INSPECTION SERVICES WITH CG GLOBAL MANAGEMENT SOLUTIONS, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for elevator inspection 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 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 a contract be awarded to CG Global Management Solutions, 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 two hundred seventy-seven thousand dollars ($277,000) 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 one hundred ten thousand, eight hundred dollars ($110,800);
2) The not-to-exceed amount for the first one-year option period is fifty-five thousand, four hundred dollars ($55,400);
3) The not-to-exceed amount for the second one-year option period fifty-five thousand, four hundred dollars ($55,400); and
4) The not-to-exceed amount for the third one-year option period fifty-five thousand, four hundred dollars ($55,400);

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 CG Global Management Solutions, LLC for a total amount not to exceed two hundred seventy-seven thousand dollars ($277,000), 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**.**

RESOLUTION NO. 4

RESOLUTION AUTHORIZING CONTRACTS FOR PHA GENERAL VEHICLE REPAIR SERVICES WITH PACIFICO FORD, INC.; PHILADELPHIA TOWING & TRANSPORT, INC.; PREFERRED AUTOMOTIVE SPECIALIST, INC.; AND A.C. AUTO REPAIRS, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for general vehicle repair 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 Pacifico Ford, Inc.; Philadelphia Towing & Transport, Inc.; Preferred Automotive Specialist, Inc.; and A.C. Auto Repairs, 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 shall not exceed two million, nine hundred twenty-five thousand dollars ($2,925,000) 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 one million, one hundred seventy thousand dollars ($1,170,000);
2) The not-to-exceed aggregate amount for the first one-year option period is five hundred eighty-five thousand dollars ($585,000);
3) The not-to-exceed aggregate amount for the second one-year option period is five hundred eighty-five thousand dollars ($585,000); and
4) The not-to-exceed aggregate amount for the third one-year option period is five hundred eighty-five thousand dollars ($585,000);

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 Pacifico Ford, Inc.; Philadelphia Towing & Transport, Inc.; Preferred Automotive Specialist, Inc.; and A.C. Auto Repairs, Inc. for a total aggregate amount not to exceed two million, nine hundred twenty-five thousand dollars ($2,925,000), 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**.**

RESOLUTION NO. 5

RESOLUTION AUTHORIZING APPROVAL OF AWARD OF THIRTY (30) HUD VASH PROJECT-BASED VOUCHERS TO FRANCISVILLE SENIORS, FRANCISVILLE EAST, AND KEARSLEY ESTATES

WHEREAS, the Philadelphia Housing Authority ("PHA") operates a Project-Based Voucher ("PBV") program under its Housing Choice Voucher ("HCV") program, through which PHA enters into long-term Housing Assistance Payments ("HAP") contracts with property owners to preserve affordable housing and provide rental assistance to eligible low-income households; and

WHEREAS, PHA's PBV portfolio currently consists of two thousand, six hundred, thirty-three (2,633) units across one hundred thirty-six (136) developments, including fifty (50) HUD-VASH PBVs at three (3) sites; and

WHEREAS, tenants in PHA's PBV program generally pay 30% of their monthly income toward rent and utilities, with PHA paying the remainder directly to the owner; and

WHEREAS, the HUD-Veterans Affairs Supportive Housing ("HUD-VASH") program combines HUD's HCV rental assistance with case management and clinical services provided by the Department of Veterans Affairs ("VA") for homeless veterans; and

WHEREAS, the VA requested that PHA allocate thirty (30) HUD-VASH vouchers for project-based use in 2026 to expand housing resources for HUD-VASH veterans; and

WHEREAS, PHA issued a Request for Proposals ("RFP") for the award of thirty (30) HUD-VASH PBVs, as permitted under HUD's Housing Opportunity Through Modernization Act of 2016 ("HOTMA)" and PHA's Administrative Plan §22.6.6, which allow PHA to project-base HUD-VASH vouchers without HUD approval; and

WHEREAS, eleven (11) proposals were received and evaluated by a committee that included a representative from the VA, and supporting documentation was reviewed by the Contracting Officer; and

WHEREAS, based on the consensus evaluation, it is recommended that thirty (30) HUD-VASH PBVs be awarded to the following entities, all of which are existing PHA PBV partners and well-positioned to support HUD-VASH veterans:

1. **Community Ventures – Francisville Seniors** (10 PBVs)
2. **Community Ventures – Francisville East** (10 PBVs)
3. **Tryko – Kearsley Estates** (10 PBVs)

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award thirty (30) HUD-VASH project-based vouchers, as set forth above, subject to the availability of funds therefor, and to take all necessary and appropriate actions related to the awards.

RESOLUTION NO. 6

RESOLUTION AUTHORIZING REQUESTING APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE DISPOSITION OF UP TO SEVEN (7) VACANT PROPERTIES AND UNDERTAKING SUCH DISPOSITION UPON APPROVAL

WHEREAS, the Philadelphia Housing Authority ("PHA") wishes to dispose of up to seven (7) vacant properties, as set forth on Attachment A to this resolution ("Properties"), to support the development of a 38-unit affordable housing development for seniors;

WHEREAS, the proposed development of these vacant properties will be supported in part with 9% Low Income Housing Tax Credits, being developed by PHA partner Asociacion Puertorriquenios en Marcha ("APM") and its affiliate Camino De Oro Two LP; and

WHEREAS, the properties covered by this resolution are:

1. 1806 N Franklin St.
2. 1808 N Franklin St.
3. 1810 N Franklin St.
4. 1812 N Franklin St.
5. 1814 N Franklin St.
6. 1816 N Franklin St.
7. 1805 N Franklin St.; and

WHEREAS, the disposition of these long-term vacant lots will help eliminate neighborhood blight, return dormant land to productive use, and provide necessary land to complete the real estate footprint required to construct this new affordable senior housing development; and

WHEREAS, disposition of these Properties requires approval by the U.S. Department of Housing and Urban Development ("HUD") in accordance with Section 18 of the U.S. Housing Act of 1937 and its implementing regulations; and

WHEREAS, HUD approval for such dispositions requires PHA to take certain preliminary actions, including consulting with residents, securing the support of local government, and obtaining the approval of PHA's Board for the proposed dispositions and these actions have been undertaken in accordance with this request for approval; and

WHEREAS, upon approval of this resolution, the President & CEO and/or his designee shall be authorized to submit the disposition applications or amend existing approvals with HUD for the Properties and, upon HUD approval, move forward with the disposition of the properties;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby authorize PHA's President & CEO and/or his authorized designee(s), to, as set forth above: 1) submit the appropriate disposition requests to HUD; 2) execute closing and other documents as necessary to complete the transactions; and 3) take any and all necessary and appropriate actions to carry out the provisions of this resolution.

RESOLUTION NO. 7

RESOLUTION AUTHORIZING ACQUISITION OF THE PARTNERSHIP INTERESTS OF THE LIMITED PARTNER INVESTORS IN FOUR (4) DEVELOPMENTS: TASKER II, LUCIEN BLACKWELL PHASE II, LUDLOW PHASE III, AND MARSHALL VILLAGE

WHEREAS, Tasker Homes Phase II ("Tasker II") is a one hundred eighty-four (184) unit residential housing development owned by Tasker II, L.P. (the “Tasker II Partnership”) located in the Grays Ferry neighborhood in Philadelphia, Pennsylvania; and

WHEREAS, Lucien E. Blackwell Homes Phase II (“Lucien Blackwell Phase II”) is an eighty (80) unit residential housing development owned by Lucien E. Blackwell Homes Phase II, L.P. (the “Lucien Blackwell Phase II Partnership”) located in the Mill Creek neighborhood in Philadelphia, Pennsylvania; and

WHEREAS, Ludlow Scattered Sites Phase III (“Ludlow Phase III”) is a seventy-five (75) unit residential housing development owned by Ludlow Scattered Sites Phase III, L.P. (the “Ludlow Phase III Partnership”) located in the Ludlow neighborhood in Philadelphia, Pennsylvania; and

WHEREAS, Marshall Shepard Village (“Marshall Village”) is an eighty (80) unit residential housing development owned by Marshall Shepard Village, L.P. (the “Marshall Village Partnership”) located in the Mill Creek neighborhood in Philadelphia, Pennsylvania; and

WHEREAS, Tasker II, Lucien Blackwell Phase II, Ludlow Phase III, and Marshall Village (collectively, the “Developments”) were partially financed by equity generated from the sale of Low-Income Housing Tax Credits ("LIHTC") to a LIHTC syndicator (the "Tax Credit Investor"), which contributed equity to the Tasker II Partnership, Lucien Blackwell Phase II Partnership, Ludlow Phase III Partnership, and Marshall Village Partnership (collectively, the "Partnerships”) in exchange for a 99.99% limited partnership interest in each respective Partnership for a minimum term of fifteen (15) years (the "LIHTC Compliance Period") pursuant to transactions that closed in 2003, 2005, and 2007; and

WHEREAS, each general partner for the Partnerships is a wholly-owned affiliate of the Philadelphia Housing Authority ("PHA") and each general partner in the Partnerships owns a 0.01% interest therein; and

WHEREAS, the Tax Credit Investor agreed to sell its 99.99% limited partner interest (the "Partnership Interests") in the Partnerships to PHA, or its designee, at the end of the LIHTC Compliance Period, which period has ended, for the amount of one million, nine hundred ninety-four thousand dollars ($1,994,000) for Tasker II, three hundred twenty-seven thousand dollars ($327,000) for Lucien Blackwell Phase II, one million, five hundred ninety-nine thousand dollars ($1,599,000) for Ludlow Phase III, and two million, four hundred thirty-one thousand dollars ($2,431,000) for Marshall Village, for a total of six million, three hundred fifty-one thousand dollars ($6,351,000) (the “Acquisition Price”) plus any transfer taxes and transaction and legal costs in connection with the transfer of the Partnership Interests (the "Transaction Costs"); and

WHEREAS, PHA wishes to acquire the Partnership Interests in the Partnerships; and

BE IT RESOLVED, that the Board of Commissioners hereby authorizes and ratifies actions taken by the PHA President & CEO and/or his authorized designee to negotiate and finalize any and all documents necessary for PHA or its wholly-owned affiliate(s) to acquire the Partnership Interests in the Partnerships (the "Documents"); pay the not-to-exceed Acquisition Price of six million, three hundred fifty-one thousand dollars ($6,351,000), as well as Transaction Costs, as set forth above; obtain any necessary third-party approvals; create any required PHA affiliated entities to acquire the Partnership Interests; and to take such other steps as necessary to effectuate this resolution, including to execute, deliver and perform the obligations under such Documents, once finalized, subject to the availability of funds therefor.

RESOLUTION NO. 8

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE FAIRHILL PHASE III DEVELOPMENT

WHEREAS, the Philadelphia Housing Authority ("PHA") is undertaking Phase III of the Fairhill neighborhood redevelopment, which consists of the new construction of seventy-four (74) townhomes (the "Development") that will be developed in connection with the Fairhill Phase I and II developments, currently under construction; and

WHEREAS, all units constructed as part of the Development will be subject to a twenty-year (20-year) Project-Based Voucher Housing Assistance Payment ("HAP") contract through the Restore Rebuild Program of the U.S. Department of Housing and Urban Development ("HUD") and the Development is expected to receive an award of four percent low-income housing tax credits ("LIHTC") from the Pennsylvania Housing and Finance Agency ("PHFA"); and

WHEREAS, all units constructed as part of the Development will be leased to tenants earning up to fifty percent (50%) of the Area Median Income for the City of Philadelphia ("AMI"); and

WHEREAS, the total development cost for the Development is expected to be approximately fifty-seven million, three hundred sixty-six thousand, four hundred fifty-two dollars ($57,366,452), which will be funded through equity from the syndication of the LIHTCs, a construction and permanent loan from PHFA, bridge loan financing from PNC Bank, and PHA funding; and

WHEREAS, in furtherance of the Development, PHA will take the following actions: create a limited partnership (the "Partnership") that will be the owner of the Development; create a housing development corporation (the "General Partner") to serve as the general partner of the Partnership; appoint directors and officers of the Partnership and the General Partner; open bank accounts for the Partnership and the General Partner; enter into a long-term ground lease with the Partnership; secure construction and permanent financing from PHFA; secure bridge loan financing from PNC Bank; provide PHA mortgage loans to the Partnership in an aggregate principal amount not to exceed thirty-one million, five hundred thousand dollars ($31,500,000.00); provide a seller loan to the Partnership for the acquisition of the ground lease interest in the land for the Development; raise equity for the Development through the syndication of the Low-Income Housing Tax Credits; provide customary financing and operating guaranties; obtain all necessary HUD and other funding approvals; and execute all HUD RAD documents in connection with the construction and operation of the Development (collectively referred to as "Actions");

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO of PHA, or his designee(s), (1) to provide a loan from PHA to the Limited Partnership owner in an amount not to exceed thirty-one million, five hundred thousand dollars ($31,500,000); (2) undertake all Actions; and (3) to undertake all additional actions necessary to negotiate, execute, and enter into all related contracts and documents necessary or appropriate to develop, finance, construct, and operate the Development, as further set forth above;

BE IT FURTHER RESOLVED, that the PHA Board of Commissioners hereby ratifies and approves all necessary and appropriate actions taken and documents executed by the President & CEO, or his designee(s), on behalf of PHA, the Partnership, and/or the General Partner, prior to the date hereof in connection with the matters set forth in this Resolution.

RESOLUTION NO. 9

RESOLUTION AMENDING RESOLUTION NO. 12462, 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, TO INCREASE THE AUTHORIZED PHA FINANCING AND TO REPLACE THE GENERAL CONTRACTOR

WHEREAS, on February 19, 2026, the Board of Commissioners of the Philadelphia Housing Authority ("PHA") adopted Resolution No. 12462 (the "Original Resolution"), authorizing PHA to take all necessary actions and related activities in connection with the demolition and redevelopment of PHA's property located at 2012-2018 Chestnut Street, Philadelphia, Pennsylvania 19103 (the "Property") by 2012 Chestnut Partners, LP, a Pennsylvania limited partnership (the "Developer"), into a new multi-story building containing one hundred twenty-one (121) residential units and approximately two thousand five hundred (2,500) square feet of mixed-use commercial space (the "Development"); and

WHEREAS, the Original Resolution authorized PHA to provide financing to PHA's affiliate, PHADC 2012 Chestnut LLC, a Pennsylvania limited liability company (the "Owner"), for the Development in a total aggregate amount not to exceed sixty million dollars ($60,000,000) (the "PHA Financing"); and

WHEREAS, following adoption of the Original Resolution, the Developer experienced delays in obtaining all permits necessary for construction of the Development and PHA experienced delays from the U.S. Department of Housing and Urban Development ("HUD") for approval to convey the Property by ground lease to the Owner and the Subsidy Layering Review for the project-based vouchers; and

WHEREAS, during this delay PHA worked closely with the Developer to obtain final pricing for construction of the Development; and

WHEREAS, the Developer conducted several additional rounds of bidding, but due to inflationary factors over the last six months final costs exceeded the initial projections; and

WHEREAS, as part of the final cost determinations, the Developer suggested a switch from the initial General Contractor, Gilbane Building Company ("Gilbane"), to Hunter Roberts Construction Group, LLC ("Hunter Roberts") who will enter into a construction contract that will be approved by PHA once final details are negotiated (the "Construction Contract"); and

WHEREAS, all preliminary actions necessary to proceed with the Development, including the requisite HUD approvals described above, have now been completed, and construction of the Development is expected to commence imminently; and

WHEREAS, for the reasons set forth above, the total cost of the Development has increased, and PHA now desires to increase the maximum amount of the PHA Financing by five million dollars ($5,000,000), from sixty million dollars ($60,000,000) to sixty-five million dollars ($65,000,000); and

WHEREAS, PHA and Developer may enter into an amendment to the Development Agreement, and the Developer may enter into the Construction Contract with Hunter Roberts, in each case as needed to reflect the increased cost of the Development and the change in general contractor described above; and

WHEREAS, PHA desires to amend the Original Resolution to reflect the foregoing increase in the PHA Financing and change in general contractor for the Development;

BE IT RESOLVED, that the Board of Commissioners hereby amends the Original Resolution as follows:

1. Each reference in the Original Resolution to the PHA Financing in an amount “not to exceed sixty million dollars ($60,000,000)” is hereby deleted and replaced with “not to exceed sixty-five million dollars ($65,000,000);”
2. Each reference in the Original Resolution to “Gilbane Building Company” or the “Contractor” is hereby deleted and replaced with “Hunter Roberts Construction Group;” and
3. the Board of Commissioners hereby authorizes the PHA President & CEO or his authorized designee(s) to approve the Construction Contract between the Owner and Hunter Roberts, on substantially the same terms previously contemplated with Gilbane, subject to such refinements as the President & CEO or designee(s) may reasonably determine, in consultation with the General Counsel;

BE IT FURTHER RESOLVED, that except as expressly amended by this Resolution, the Original Resolution remains in full force and effect, and the Board of Commissioners hereby ratifies and reaffirms all authorizations granted therein, including the authority of the PHA President & CEO or his authorized designee(s) to negotiate and execute all agreements, contracts, and documents, and to take any and all actions, necessary or appropriate to achieve financial closing and to develop, finance, construct, and operate the Development, as amended hereby; and

BE IT ALSO FURTHER RESOLVED, that 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) are hereby ratified and confirmed as the valid actions of PHA, effective as of the date that such actions were taken, and 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.

RESOLUTION NO. 10

RESOLUTION AUTHORIZING A CONTRACT 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 the last workers' compensation insurance policy term was from October 15, 2025 to October 15, 2026, as approved by the Board on September 18, 2025, by Resolution No. 12440; 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 two (2) insurers offered quotations: Liberty Mutual Insurance Company ("Liberty Mutual"), the incumbent, and Crum & Forster ("Crum"); and

WHEREAS, in consultation with Conner, PHA is reviewing the two (2) options and has determined that both proposals provide qualified, competitive options for workers' compensation and employer's liability insurance coverage for PHA; and

WHEREAS, the "Total Expected Premium and Collateral" for Liberty Mutual is six million, one hundred fifty-five thousand, two hundred sixty-five dollars ($6,155,265) and the "Maximum Premium" for Liberty Mutual is fourteen million, nine hundred ninety-one thousand dollars ($14,991,000), which would reflect a "worst case scenario" of claims and expenses; and

WHEREAS, the Crum proposal offers cost savings of approximately two hundred thirty-five thousand dollars ($235,000) from the Liberty Mutual proposal, and Conner, Risk Management, and Human Resources continue to evaluate whether the proposal will ensure a comparable level of service and claims handling that PHA has experienced with the incumbent; and

WHEREAS, it is recommended, after presentation to the Board following Board committee and resident leadership review, that the Board authorize PHA to contract for a maximum amount not to exceed fourteen million, nine hundred ninety-one thousand dollars ($14,991,000), for the policy period from October 15, 2026, to October 15, 2027, 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, with either Liberty Mutual or Crum; and

WHEREAS, PHA will advise the Board no later than at the next Board meeting, scheduled for October, 15, 2026, regarding which qualified insurer is selected for the policy period October 15, 2026, to October 15, 2027;

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 either Liberty Mutual or Crum and Forster for a not-to-exceed amount of fourteen million, nine hundred ninety-one thousand dollars ($14,991,000), for the policy period from October 15, 2026 to October 15, 2027, as set forth above and subject to availability of funds therefor.