



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, April 21, 2016, 3 p.m., at 12 S. 23rd St., Philadelphia, PA 19103

The regular meeting of the Philadelphia Housing Authority ("PHA") Board of Commissioners was brought to order at approximately 3:05 p.m. by the Chair, Lynette Brown-Sow. In addition to the Chair, Vice-Chair Wetzel and Commissioners Callahan, Coney, Danzy, Kurland, Murphy and Wise were in attendance, as well as President & CEO Kelvin A. Jeremiah ("CEO Jeremiah") and Acting General Counsel, Laurence M. Redican.

The Chair began the meeting by asking for a moment of silence in preparation for the work to be done. The Chair then announced that an executive session had taken place just prior to the meeting, for the purpose of discussing litigation and matters confidential by law. She further announced that the Annual Board Meeting is scheduled to take place on May 19, 2016.

CEO Jeremiah reviewed the Board meeting procedure for public comment and announced that HUD has approved extension of PHA's MTW Agreement until 2028, which is a very positive result for PHA. He also announced that a Resident Empowerment Week will be held from May 16-21 at the John F. Street Center, which event is being coordinated by CORD.

Joanne Strauss presented the April Employee of the Month Award to Duy Nguyen, ISM Senior Business Analyst, who received a certificate, a check for \$250.00, and a round of applause.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of March 17, 2016. Hearing none, the minutes were accepted as submitted.

Fourteen resolutions were presented and approved.

Resolution 11845, attached in Appendix 1, was for amendments to and amended and restated versions of the Admissions and Continued Occupancy Policy, the Administrative Plan and the form of Public Housing Lease Agreement, including a Community Service Rider. Prior to any presentation, discussion or vote on this resolution, Commissioners Coney, Wise and Kurland recused themselves and left the room, after announcing that this was due to potential conflicts by their being members and/or serving on the Boards of organizations that had submitted comments on the resolution (the Resident Advisory Board ("RAB") for Commissioners Coney and Wise and Women Against Abuse for Commissioner Kurland). Erik L. Soliván, Senior Vice President – Office of Policy, Research and Enterprise Planning ("Sr. VP - PREP"), then presented the resolution for PHA. Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee had reviewed the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Commissioners Coney, Kurland and Wise then rejoined the meeting and participated in the remainder of it.

Further, in the General Comment Period at the end of the meeting, Community Legal Services ("CLS"), RAB and PHA noted that the three entities had done a great deal of productive collaboration and negotiation on the changes reflected in this resolution and CEO Jeremiah stated that PHA would continue to be engaged with RAB and CLS on implementation of the changes.

Resolution 11846, attached in Appendix 1, was presented by Erik L. Soliván, Sr. VP – PREP, for approval of PHA's Act 130 Report for FY 2016 and authorization for its submission to specified elected officials, as set forth in and required by the Pennsylvania Housing Authorities Law. Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11847, attached in Appendix 1, was presented by Michael Johns, Senior Executive Vice President – Capital Projects and Development ("Sr. EVP – CPD"), to authorize PHA to take actions related to effectuating the RAD conversion of Southwark Plaza Apartments (also known as Courtyard Apartments at Riverview), a mixed finance development, and closing the transaction. Commissioner Danzy, as a member of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Danzy commented that the committee had met to review the resolution and recommended its approval. As part of the opportunity for public comment, CLS made remarks, and there was Board discussion. Commissioner Coney, who noted that she was speaking as President of RAB, stated that her vote for approval would be contingent on a representation by PHA that it would continue to engage with CLS and RAB regarding implementation of the resolution. In response to the remarks, CEO Jeremiah stated that PHA fully intends to continue engagement with CLS and obtain the necessary approvals under the resolution. There being no further discussion, the motion was unanimously approved.

At this point, the resolutions were considered out of sequence, and **Resolution 11856** was considered, with subsequent consideration of the resolutions returning to the ordered sequence in the agenda. Resolution 11856, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management ("EVP – SCM"), to negotiate, conclude out and execute an Agreement of Sale and a Development Agreement for the sale and development of the former PHA Liddonfield public housing site to NewCourtland, Inc. as the Developer, for five million five hundred thousand dollars (\$5,500,000.00). Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee had met to review the resolution, had reviewed the site plan, was very comfortable with the Developer selected, whose work was known to the committee, and recommended approval. As part of the opportunity for public comment, Councilman Bobby Henon, who represents Philadelphia's 6th Council District in Northeast Philadelphia where the site is located, spoke in support of the resolution. There being no further discussion, the motion was unanimously approved.

Resolution 11848, attached in Appendix 1, was presented by Michael Johns, Sr. EVP – CPD, to authorize PHA to submit an application to HUD for the demolition of a Property at 3228 Arlington Street. Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee had met and reviewed the resolution, and recommended its approval. There being no

further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11849, attached in Appendix 1, was presented by Michael Johns, Sr. EVP – CPD, to authorize PHA to acquire 2013 Ridge Avenue by condemnation for the Blumberg Project. Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11850, attached in Appendix 1, was presented by Clare Ann Fitzgerald, Deputy General Counsel, Litigation – Office of General Counsel, to authorize PHA to settle litigation, with PHA's contribution to the settlement not to exceed twenty-six thousand twenty-nine dollars and one cent (\$26,029.01), in non-federal funds. Commissioner Danzy, as a member of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Danzy noted that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11851, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to issue a task order to Dale Corporation for construction management services for electrical systems upgrades for Morton Homes, in a total amount not to exceed two million seven hundred nine thousand seven hundred and three dollars (\$2,709,703.00). Commissioner Danzy, as a member of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Danzy noted that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11852, attached in Appendix 1, was presented by Dinesh Indala, Executive Vice President of Housing Operations, to authorize PHA to contract with Johnson Controls, Inc. for energy, water and other audit services and for implementation of the Energy Procurement Contract, in an amount not to exceed two million five hundred thousand dollars (\$2,500,000.00). A PowerPoint presentation was shown, the contents of which are set forth in Appendix 2, attached hereto. Commissioner Coney, as a member of the Policy & Planning Committee that reviewed the resolution, moved for its approval. After a second and discussion, including CEO Jeremiah indicating that PHA would work with Johnson Controls, Inc. to potentially develop a resident business, and there being no public comment, for which an opportunity was provided, the motion was put to a vote. As the vote was not unanimous, the Commissioners were polled as to their votes, pursuant to the procedure in the PHA By-Laws. Vice-Chair Wetzel and Commissioner Wise voted against approval; Commissioner Danzy abstained; and the motion was approved by a majority vote, with "yea" votes from Chair Brown-Sow and Commissioners Callahan, Coney, Murphy and Kurland.

Resolution 11853, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to modify existing contracts with LOR-MAR Mechanical Services, Inc. and Devine Bros., Inc. for mechanical and plumbing maintenance and repair services, to accelerate the contract option periods to perform required services. Commissioner Danzy, as a member of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Danzy noted that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11854, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Urban Engineers, Inc. for environmental services at the Walton School, in a total amount not to exceed two hundred fifty thousand two hundred sixty-eight dollars (\$250,268.00). Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee had met to discuss the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11855, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to construct a consolidated headquarters for PHA at Ridge Avenue, in the Blumberg/Sharswood neighborhood, and contract with Shoemaker/Synterra, A Joint Venture, for construction management services for the headquarters. The total contract amount is not to exceed forty-five million dollars (\$45,000,000.00). Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee recommended approval and was looking forward to PHA breaking ground for the new headquarters. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11856, as noted above, was considered out of sequence and unanimously approved, as the fourth resolution reviewed at the Board meeting.

Resolution 11857, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Lomax Real Estate Partners, Mosaic Development Partners LLC, and TN Ward Company for modular contractor development services, in a total aggregate amount not to exceed fifty million dollars (\$50,000,000.00). Commissioner Danzy, as a member of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Danzy noted that the committee had met to review the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11858, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to enter into a Pre-Development Agreement with Telesis Corporation, in an amount not to exceed one hundred fifty thousand dollars (\$150,000.00), and to take all steps necessary to complete the development of a final mixed use development plan for the site. Board Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Vice-Chair Wetzel noted that the committee had met and discussed the resolution and recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

The public comment period began at approximately 3:53 p.m., after which the Chair adjourned the meeting at approximately 4:00 p.m.

Sign-up sheets with the names of those who signed up to speak on specific resolutions as well as those who signed up to speak in the general comment period, with a designation of the topic(s) addressed by the speaker(s), are attached as Appendix 3.

Respectfully submitted,



Laurence M. Redican
Acting General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
12 S. 23rd St.
PHILADELPHIA, PA 19103
THURSDAY, APRIL 21, 2016, at 3 p.m.
AGENDA

- A. **Call to Order** Lynette M. Brown-Sow, Chair of the Board of Commissioners
The Philadelphia Housing Authority Board of Commissioners
- B. **Remarks** Lynette M. Brown-Sow, Chair of the Board of Commissioners
Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held March 17, 2016, as distributed.
- D. **New Business**
1. **RESOLUTION APPROVING AMENDMENTS TO AND AMENDED AND RESTATED VERSIONS OF THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY, THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN, AND THE FORM OF PUBLIC HOUSING LEASE, INCLUDING A COMMUNITY SERVICE RIDER**
(Erik Soliván)
 2. **RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2016, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW**
(Erik Soliván)
 3. **RESOLUTION AUTHORIZING THE CONVERSION UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM OF SOUTHWARK PLAZA AND THE GRANTING OF AUTHORITY TO CLOSE THE TRANSACTIONS**
(Michael Johns)
 4. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO DEMOLISH A VACANT STRUCTURE AT 3228 ARLINGTON ST.**
(Michael Johns)
 5. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACQUIRE ONE PROPERTY IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD**
(Michael Johns)

6. **RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION**
(Clare Ann Fitzgerald)
7. **RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR ELECTRICAL SYSTEMS UPGRADES FOR MORTON HOMES**
(Dave Walsh)
8. **RESOLUTION AUTHORIZING CONTRACTS WITH JOHNSON CONTROLS, INC. FOR ENERGY, WATER AND OTHER AUDIT SERVICES AND FOR IMPLEMENTATION OF THE ENERGY PERFORMANCE CONTRACT**
(Dinesh Indala)
9. **RESOLUTION AUTHORIZING CONTRACT AMENDMENTS WITH LOR-MAR MECHANICAL SERVICES, INC. AND DEVINE BROS., INC. FOR MECHANICAL & PLUMBING MAINTENANCE & REPAIR SERVICES**
(Dave Walsh)
10. **RESOLUTION AUTHORIZING A CONTRACT WITH URBAN ENGINEERS, INC. FOR ENVIRONMENTAL SERVICES FOR THE WALTON SCHOOL**
(Dave Walsh)
11. **RESOLUTION AUTHORIZING CONSTRUCTION OF A NEW HEADQUARTERS FOR THE PHILADELPHIA HOUSING AUTHORITY IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD AND A CONTRACT WITH SHOEMAKER/SYNTERRA, A JOINT VENTURE, FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE HEADQUARTERS**
(Dave Walsh)
12. **RESOLUTION TO NEGOTIATE, CONCLUDE AND EXECUTE A DEVELOPMENT AGREEMENT WITH NEWCOURTLAND TO PURCHASE AND DEVELOP THE VACANT LAND CONSISTING OF APPROXIMATELY 32 ACRES AT PHA'S FORMER LIDDONFIELD CONVENTIONAL PUBLIC HOUSING SITE**
(Dave Walsh)
13. **RESOLUTION AUTHORIZING CONTRACTS WITH LOMAX REAL ESTATE PARTNERS, MOSAIC DEVELOPMENT PARTNERS LLC, AND TN WARD COMPANY FOR MODULAR CONTRACTOR DEVELOPMENT SERVICES**
(Dave Walsh)
14. **RESOLUTION AUTHORIZING SELECTION OF A DEVELOPER FOR THE DEVELOPMENT OF TWO PARCELS ON RIDGE AVENUE IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD**
(Dave Walsh)

E. Public Comment Period

RESOLUTION NO. 11845

RESOLUTION APPROVING AMENDMENTS TO AND AMENDED AND RESTATED VERSIONS OF THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY, THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN, AND THE FORM OF PUBLIC HOUSING LEASE, INCLUDING A COMMUNITY SERVICE RIDER

WHEREAS, the Philadelphia Housing Authority ("PHA") has an Admissions and Continued Occupancy Policy ("ACOP") applicable to the Public Housing program that provides for PHA to update the ACOP to reflect changes in regulations from the U.S. Department of Housing and Urban Development ("HUD"), new or modified PHA Moving to Work ("MTW") initiatives, and PHA policy determinations, with the approval of the Board of Commissioners; and

WHEREAS, PHA has an Administrative Plan ("Administrative Plan"), applicable to the Housing Choice Voucher Program that provides for PHA to update the Administrative Plan to reflect changes in regulations, new or modified PHA MTW initiatives, and PHA policy determinations, with the approval of the Board of Commissioners; and


WHEREAS, PHA has a form of Public Housing Lease Agreement, including a Community Service Rider, applicable to the Public Housing program, which incorporates the ACOP and is further subject to amendment from time to time, with the approval of the Board of Commissioners, to reflect changes in regulations, new or modified PHA Moving to Work ("MTW") initiatives, and PHA policy determinations; and

WHEREAS, PHA has proposed amendments to and amended and restated versions of the ACOP, the Administrative Plan, and the form of Public Housing Lease Agreement, including a Community Service Rider ("changes"), which proposed changes and summaries of the changes have been made available to the public, the Board, and to resident leadership, along with amended and restated versions of such documents incorporating the proposed amendments; and

WHEREAS, PHA has provided opportunities for resident and public participation and comment on the proposed changes, including: 1) making the amendments and amended and restated versions of the documents available for public comment on or before December 11, 2015; 2) meeting with resident leadership regarding the proposed amendments; 3) holding a Public Hearing on January 5, 2016 regarding the proposed amendments; 4) posting the proposed amendments and summaries thereof and amended and restated versions of the documents on PHA's website; 5) making summaries and full copies of the proposed amendments and amended and restated versions of the documents available at the PHA site offices specified in the public notice; 6) accepting public comments over a period lasting from December 11, 2015 to January 11, 2016 and 7) considering the same through April 4, 2016; and

WHEREAS, PHA has determined that the proposed changes are necessary and appropriate and most practical if incorporated into amended and restated versions of the documents;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the amendments to the ACOP, the Administrative Plan, and the form of Public Housing Lease Agreement, including the Community Service Rider, and the amended and restated versions of such documents, in substantially the form made available to the Board, the public and resident leadership, shall be effective immediately for the Administrative Plan and effective on August 1, 2016 for the ACOP and the form of Public Housing Lease Agreement, including the Community Service Rider .

I hereby certify that this was
APPROVED BY THE BOARD ON

ATTORNEY FOR PHA

RESOLUTION NO. 11846

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2016, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW


WHEREAS, the Pennsylvania General Assembly amended the Housing Authorities Law, Act of May 28, 1937, P.L. 955, on July 5, 2012 through P.L. 1093, No.130 (the "Act 130") and required that the Philadelphia Housing Authority ("PHA") submit an annual report on its operations, administration, management, finances, legal affairs, housing production and development and other relevant activities (the "Act 130 Report"); and

WHEREAS, PHA's Office of Policy, Research and Enterprise Planning has written the Act 130 Report for Fiscal Year 2016 and incorporated other documents in it that provide details on PHA's operations, administration, management, finances, legal affairs, housing production and development and other relevant activities; and

WHEREAS, PHA's Act 130 Report must be provided to the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor and the President of Council (collectively, the "Elected Officials"), within thirty (30) days after the end of PHA's fiscal year, which ends on March 31, and after approval by PHA's President & CEO and the PHA Board of Commissioners; and

WHEREAS, PHA's President & CEO and the Board of Commissioners have been provided with the Act 130 Report, as developed by PHA's Office of Policy, Research and Enterprise Planning, for PHA's Fiscal Year 2016, a short summary of which is attached to this resolution;

BE IT RESOLVED, that the Board of Commissioners hereby approves the Act 130 Report as referenced herein and authorizes the President & CEO and/or his authorized designee(s) to submit such report to the Elected Officials, as referenced above and as required by Act 130.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/14/16

ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION ON ACT 130

SUMMARY OF PHA's ACT 130 REPORT FOR FY 2016

On July 5, 2012, Governor Corbett signed Senate Bill 1174 into law as Act 130 of 2012, thus amending the Pennsylvania Housing Authorities Law ("Act 265 of 1937") and restructuring the Board of the Philadelphia Housing Authority ("PHA".) The Act took effect 60 days from the date of signature, on September 3, 2012. The key provisions of the bill affecting PHA include:

- 1) a restructuring of the Board of Commissioners appointments, including the appointment process and terms;
- 2) the establishment of at-will employment for the President & Chief Executive Officer, as well as staff reporting to the individual holding this position; and
- 3) the requirement that PHA annually prepare a written report regarding its operations, administration, management, finances, legal affairs, housing production and development, and other relevant activities.

The law requires that the report be submitted to the Secretary of the Pennsylvania Department of Community and Economic Development, leadership in the General Assembly, the Mayor of Philadelphia and President of City Council.

This report includes commentary from PHA's President & CEO, short biographies of the Board of Commissioners and the Executive Team; statistics on PHA's resident population; a list of the twelve (12) strategic priorities from PHA's 5-year Strategic Plan, as adopted by the Board of Commissioners in December of 2014, as well as the progress being made on the strategic priorities; a summary of current programs under this PHA administration; financial summaries; and a statement from PHA's legal department. As a designated Moving to Work ("MTW") agency, PHA has substantial budget flexibility and regulatory relief. This allows PHA to make program changes that increase efficiency, help residents become self-sufficient and provide housing options, as detailed in the Report.

This report fulfills the requirements of Act 130 of 2012 - Section 24.1 by summarizing and providing complete copies of PHA's annual reports on operations, management, administration, finances, legal affairs, housing production and development and other relevant activities.

RESOLUTION NO. 11847

**RESOLUTION AUTHORIZING THE CONVERSION UNDER THE RENTAL ASSISTANCE
DEMONSTRATION PROGRAM OF SOUTHWARK PLAZA
AND THE GRANTING OF AUTHORITY TO CLOSE THE TRANSACTIONS**

WHEREAS, on or about March 27, 2015, the Philadelphia Housing Authority ("PHA") received authorization from HUD to convert certain public housing developments under the Rental Assistance Demonstration ("RAD") program; and

WHEREAS, on or about March 27, 2015, the Philadelphia Housing Authority ("PHA") received authorization from the U.S. Department of Housing and Urban Development ("HUD") to convert certain public housing developments under the Rental Assistance Demonstration ("RAD") program through issuance of a Commitment to Enter into a Housing Assistance Payments contract; and

WHEREAS, Southwark Plaza Apartments, also known as Courtyard Apartments at Riverview ("Courtyard"), is a mixed finance development owned by Southwark Plaza Apartments Limited Partnership ("Partnership") and it consists of four hundred seventy (470) public housing units; and

WHEREAS, on November 19, 2015, by Resolution No. 11820, the PHA Board of Commissioners approved a RAD Significant Amendment to the PHA MTW 2016 Annual Plan, which included the conversion of the Courtyard development under the RAD program; and such conversion will allow the owner to refinance the development, complete needed repairs, and fully fund reserves; and

WHEREAS, the original mixed finance transaction in 1997 involved the transfer of the Courtyard property from PHA to the Philadelphia Redevelopment Authority ("PRA") and the issuance of debt from PHA to PRA and then to the Partnership and, in order to complete the RAD transaction, PHA will need to obtain the land of the Courtyard property back from PRA and then lease the land to a new Limited Partnership owner under a long term lease; and

WHEREAS, PHA will need to restructure its existing debt from the original mixed finance transaction as part of the RAD transaction and, upon closing of the RAD conversion, each of the public housing units at Courtyard will convert to Section 8 project based voucher assistance; and

WHEREAS, PHA was a party to litigation initiated by residents of Courtyard (*Galloway v. Southwark Plaza Limited Partnership et. al.*) that resulted in a Stipulation in Settlement approved by the court in 2003 ("Settlement Agreement"), which requires the consent of counsel for the plaintiff or approval of the court in order to operate the units as other than public housing; and

WHEREAS, the Courtyard development will remain affordable for a minimum term of forty (40) years;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, and/or his designee(s), to take all reasonable and necessary action to: 1) obtain compliance with the terms and conditions of the Settlement Agreement; 2) negotiate the terms of the transaction and restructure the existing debt with the Courtyard project owner/developer and the PRA; 3) complete the required documentation for submission to HUD; 4) accept and take title to the underlying land at Courtyard and lease the land to the new owner under the terms of a long-term lease; 5) create a wholly-owned legal entity to act as a special limited partner in a newly-formed limited partnership as owner of Courtyard; and 6) execute all necessary documents and take any other actions required to close and complete the transaction(s).

I hereby certify that this was
APPROVED BY THE BOARD ON 4/22/16

ATTORNEY FOR PHA

RESOLUTION NO. 11848

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO DEMOLISH A VACANT STRUCTURE AT 3228 ARLINGTON ST.

WHEREAS, in furtherance of the Strawberry Mansion development initiative (the "Development"), the Philadelphia Housing Authority ("PHA") seeks to demolish an existing vacant building located at 3228 Arlington Street, Philadelphia, PA 19121 (the "Property"), which is owned by PHA; and

WHEREAS, PHA submitted an application for the 2016 cycle for Low Income Housing Tax Credits ("LIHTC") to the Pennsylvania Housing Finance Agency in support of the Development, which will consist of 55 newly constructed rental units; and

WHEREAS, demolition of the Property is integral to PHA's being able to undertake new construction planned for Strawberry Mansion; and

WHEREAS, in support of its LIHTC application, PHA wishes to submit an application to the U.S. Department of Housing and Urban Development ("HUD") and obtain the necessary approvals to comply with federal laws and regulations, as well as other applicable laws governing the demolition of the Property;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes PHA's President & CEO and/or his authorized designee(s) to submit an application to HUD for the demolition of the Property at 3228 Arlington Street, to take all necessary actions related to submitting the application, and the Board approves and ratifies all related actions taken heretofore by PHA's President & CEO and/or his authorized designee(s), with respect to the Development.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/21/16
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 11849

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACQUIRE ONE PROPERTY IN SHARSWOOD/BLUMBERG NEIGHBORHOOD

WHEREAS, the Philadelphia Housing Authority ("PHA") is developing a project (the "Blumberg Project") for the revitalization of an area of Philadelphia located within the vicinity of 19th Street to the east, 27th Street to the west, South College Avenue/Poplar Street to the south and Cecil B. Moore Avenue to the north; and

WHEREAS, in order to assemble the site for the Blumberg Project, on March 20, 2014, the PHA Board of Commissioners ("Board") approved Resolution No. 11692, which provided for PHA to execute an interagency agreement with the Philadelphia Redevelopment Authority for the condemnation and acquisition of up to one thousand (1,000) private properties; and

WHEREAS, on April 17, 2014, the Board approved Resolution No. 11694, which authorized PHA to take all necessary steps to acquire three hundred (300) publicly-owned properties; and

WHEREAS, on May 21, 2015, the Board approved Resolution No. 11780, which specified certain properties to be acquired pursuant to Resolution Nos. 11692 and 11694 and authorized PHA to take all necessary steps to acquire over one thousand (1,000) properties through condemnation; and

WHEREAS, on July 16, 2015, the Board approved Resolution No. 11801, which specified additional properties to be acquired that were inadvertently omitted from Resolution No. 11780 and authorized PHA to take all necessary steps to acquire approximately one hundred fifty-five (155) additional properties through condemnation; and

WHEREAS, on March 17, 2016, the Board approved Resolution No. 11839, which specified six (6) additional properties to be acquired for the Blumberg Project and authorized PHA to take all necessary steps to acquire the six (6) additional properties through condemnation; and

WHEREAS, 2013 Ridge Avenue, Philadelphia, PA, 19121 ("2013 Ridge Avenue"), a vacant lot, has also been identified for the Blumberg Project; and PHA wishes to acquire 2013 Ridge Avenue for the Blumberg Project through condemnation;

BE IT RESOLVED that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to acquire 2013 Ridge Avenue by condemnation for the Blumberg Project, and take all necessary actions related to the acquisition of 2013 Ridge Avenue.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/21/16
Janice Red
SECRETARY FOR PHA

RESOLUTION NO. 11850

RESOLUTION AUTHORIZING SETTLEMENT OF LITIGATION

WHEREAS, a former employee of PHA ("Plaintiff") brought an employment action against the Philadelphia Housing Authority ("PHA") seeking monetary damages; and

WHEREAS, based on an evaluation of the case made by the Office of General Counsel ("OGC"), in cooperation with outside legal counsel and PHA's general liability insurer, the Housing Authority Risk Retention Group, Inc. ("HARRG"), PHA reached a comprehensive settlement agreement with the Plaintiff, pursuant to which PHA and HARRG will pay Plaintiff a total of \$104,266.75 (one hundred and four thousand two hundred sixty-six dollars and seventy-five cents), of which PHA will pay an amount not to exceed \$26,029.01 (twenty-six thousand twenty-nine dollars and one cent) in non-federal funds, in exchange for Plaintiff's release of all claims; and

WHEREAS, this resolution was discussed with the Board of Commissioners in Executive Session, in accordance with the Sunshine Act, 65 Pa. C.S.A. §§ 701 *et seq.*; and

WHEREAS, pursuant to the terms of the settlement agreement, Plaintiff has agreed to maintain the confidentiality of the terms of the agreement; and

WHEREAS, PHA's contribution toward the settlement in the amount not to exceed \$26,029.01 is the amount remaining on PHA's insurance policy deductible of \$150,000; and

WHEREAS, the settlement was determined by OGC and represented to the Board in Executive Session to be in the best interests of PHA;

BE IT RESOLVED, that authority is granted to PHA's President & CEO or his authorized designee to contribute to the settlement referenced above in an amount not to exceed \$26,029.01 (twenty-six thousand twenty-nine dollars and one cent) in non-federal funds to settle the claim on behalf of PHA as referenced above and to take all other action necessary to conclude the settlement of the litigation and dismissal of the case.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/21/16

ATTORNEY

RESOLUTION NO. 11851

**RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR
CONSTRUCTION MANAGEMENT SERVICES FOR ELECTRICAL SYSTEMS UPGRADES
FOR MORTON HOMES**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services for electrical systems upgrades for Morton Homes and a Request for Proposal was developed for the selection of a company to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was supplied to the appropriate companies among PHA's contracted vendors under the Large Construction Management Contract; 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, it is recommended that a contract be awarded to Dale Corporation; and

WHEREAS, it is further recommended that the contract be for a total amount not to exceed two million seven hundred nine thousand seven hundred and three dollars (\$2,709,703.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee(s) to conclude and execute a task order with Dale Corporation, in a total amount not to exceed two million seven hundred nine thousand seven hundred and three dollars (\$2,709,703.00), subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such task order.

I hereby certify that this was
APPROVED BY THE BOARD ON

[Signature] 4/22/10
ATTORNEY FOR PHA

RESOLUTION NO. 11852

RESOLUTION AUTHORIZING CONTRACTS WITH JOHNSON CONTROLS, INC. FOR ENERGY, WATER AND OTHER AUDIT SERVICES AND FOR IMPLEMENTATION OF THE ENERGY PERFORMANCE CONTRACT

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need to reduce its expenses for energy and water; and has determined that this can best be accomplished by undertaking an energy performance contract (“EPC”) structured according to HUD guidelines;

WHEREAS, HUD’s EPC guidelines call for completion of energy and water audits in order to determine the scope of energy and water conservation measures, to be installed or constructed under the EPC; and HUD calls for both the audits and the implementation of the EPC to be performed by a single qualified energy services provider; and

WHEREAS, PHA has also identified a need for an audit of its building automation and supervisory control (“BAS SCADA”) system in conjunction with the EPC, and a need for a resiliency audit and a health and environmental safety audit of its assets for the health of its residents and staff and preservation of its assets; and a need to perform green physical needs assessments in order to comply with HUD requirements; and

WHEREAS, PHA has determined that it will realize significant savings by performing all of these audits and assessments (the “Audits”) simultaneously with a single contractor; and

WHEREAS, a Request for Proposal was developed for the selection of a qualified energy services company to fulfill these requirements, 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 to other known qualified energy services companies, 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, it is recommended that a contract be awarded to Johnson Controls, Inc. for the Audits and, it is further recommended that, upon PHA’s determination to proceed with the EPC and negotiation of an acceptable price and other terms and conditions, the contract for the EPC be awarded to Johnson Controls, Inc.; and

WHEREAS, it is recommended that the amount to be expended under the contract for the Audits shall not exceed two million five hundred thousand dollars (\$2,500,000), provided that all Audits are completed simultaneously and the contract term will not exceed fifteen (15) months; and

WHEREAS, the cost of the Audits will either be waived by JCI or included in the cost of the EPC implementation project and paid for from the savings generated in the EPC, with the following exceptions:

- 1) An amount not to exceed three hundred fifty thousand dollars (\$350,000) will be payable on completion of certain of the Audit reports; and

- 2) The balance of the contract amount, not to exceed two million one hundred fifty thousand dollars (\$2,150,000), will be payable if the projected savings in the EPC are insufficient to repay these costs, or if JCI completes the Audits and then PHA elects not to proceed with the EPC; and
- 3) An amount not to exceed one percent (1%) of the total EPC project cost will be payable if PHA confirms in writing PHA's intent to proceed with the EPC but terminates before the EPC has been signed, to reimburse JCI's costs incurred for design and engineering work performed in preparing the EPC;

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 Johnson Controls, Inc. for all of the Audits described above in an amount not to exceed two million five hundred thousand dollars (\$2,500,000), and, upon completion of the Audits, to negotiate, conclude and execute a contract for the implementation of the EPC as set forth above, subject to the availability of funds therefor, and to take all necessary actions relating to such contracts, including determining whether, and on what terms, PHA will proceed with implementation of the EPC, provided that the savings generated by the implemented measures must be sufficient to pay for the total cost of those measures over the term of the EPC contract, which will not exceed twenty (20) years.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/2/16
[Signature]
ATTORNEY GENERAL

RESOLUTION NO. 11853

RESOLUTION AUTHORIZING CONTRACT AMENDMENTS WITH LOR-MAR MECHANICAL SERVICES, INC. AND DEVINE BROS., INC FOR MECHANICAL & PLUMBING MAINTENANCE & REPAIR SERVICES

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for mechanical and plumbing maintenance and repair services and by Resolution No. 11818, adopted on November 19, 2015, the Board of Commissioners authorized the award of contracts to LOR-MAR Mechanical Services, Inc. and Devine Bros., Inc.; and

WHEREAS, the contracts with LOR-MAR Mechanical Services, Inc. and Devine Bros., Inc. are for a two (2) year base period with three (3) additional one-year option periods; with a limitation of expenditures, for each of the years; and


WHEREAS, the two-year base periods are for an aggregate amount not to exceed two million dollars (\$2,000,000.00); the first, second and third options are each for an aggregate amount not-to-exceed one million dollars (\$1,000,000.00), with a total aggregate amount to be spent under the contracts, including the exercise of any options, not to exceed five million dollars (\$5,000,000.00); and

WHEREAS, when Board approval for the above-referenced two (2) contracts were obtained, in November of 2015, PHA anticipated only needing mechanical and plumbing maintenance and repair services for standard maintenance and repair; and

WHEREAS, PHA is currently working on a project for the rehabilitation of vacant units to increase the amount of leasable units, which has unexpectedly required the utilization of the above-referenced contracts; and

WHEREAS, it would be in the best interest of PHA to have the financial flexibility to use LOR-MAR Mechanical Services, Inc. and Devine Bros., Inc. to address PHA's mechanical and plumbing maintenance and repair services for the aforementioned service needs and to therefore amend the contracts approved in Resolution No. 11818 to allow PHA to accelerate PHA's access to the total aggregate amount of funding under the contracts;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee(s) to amend the contracts with LOR-MAR Mechanical Services, Inc. and Devine Bros., Inc., as entered into pursuant to Resolution No. 11818, approved by the Board of Commissioners on November 19, 2015, to be for the same contract period and amount as previously authorized, but without the yearly limitation on the annual contract expenditure amount, so that the contracts, as commenced on November 23, 2015, may continue until such time as the not-to-exceed funding limit or the end of the contract terms is reached, as stated in Resolution 11818, subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/21/16

ATTORNEY FOR PHA

RESOLUTION NO. 11854

RESOLUTION AUTHORIZING A CONTRACT WITH URBAN ENGINEERS, INC. FOR ENVIRONMENTAL SERVICES FOR THE WALTON SCHOOL

WHEREAS, the Philadelphia Housing Authority ("PHA") is partnering with the Philadelphia Housing Authority Development Corporation ("PHADC"), for the redevelopment of the property known as the "Walton School", located in the northwest section of Philadelphia, at 2601-31 North 28th street, Philadelphia, PA 19121 (the "Walton School"); and

WHEREAS, the Walton School is currently owned by PHADC, a non-profit 501(c)(3) organization related to PHA that, among other things, under takes certain development functions in connection with certain PHA-related development functions; and

WHEREAS, PHA and PHADC have a Shared Services Agreement (also known as a Resource Allocation Agreement) that provides for PHA to provide PHADC with certain resources and services; and

WHEREAS, as part of the due diligence involved in determining the appropriateness of the Walton School for the desired redevelopment, to create a minimum of forty (40) senior housing units, various environmental services are required; and

WHEREAS, a Request for Proposal for the environmental services 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, it is recommended that a contract be awarded to Urban Engineers, Inc.; and

WHEREAS, the Project Site redevelopment project environmental services are to be completed within twenty-four (24) months after the Notice to Proceed at a contract cost of two hundred fifty thousand two hundred sixty-eight dollars (\$250,268.00); and

WHEREAS, it is recommended PHA contract with Urban Engineers, Inc. to complete nine (9) separate tasks, as part of the redevelopment project environmental services, in a total amount not to exceed two hundred fifty thousand two hundred sixty-eight dollars (\$250,268.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee to contract with Urban Engineers, Inc. in a total amount not to exceed two hundred fifty thousand two hundred sixty-eight dollars (\$250,268.00), as set forth above, and to take all necessary actions relating to such contract(s).

I hereby certify that this was

APPROVED BY THE BOARD ON 4/21/16

ATTORNEY FOR PHA

RESOLUTION NO. 11855

RESOLUTION AUTHORIZING CONSTRUCTION OF A NEW HEADQUARTERS FOR THE PHILADELPHIA HOUSING AUTHORITY IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD AND A CONTRACT WITH SHOEMAKER/SYNTERRA, A JOINT VENTURE, FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE HEADQUARTERS

WHEREAS, the Philadelphia Housing Authority ("PHA") is committed to investing in the revitalization of the Sharswood/Blumberg neighborhood in Philadelphia, as evidenced by its development projects in that neighborhood, partnering with many agencies and organizations, including the City of Philadelphia and a Choice Neighborhoods Initiative grant from the U.S. Department of Housing and Urban Development, as well as working with community groups, which has resulted in a Sharswood/Blumberg Choice Neighborhoods Transformation Plan, for creating a neighborhood of choice and opportunity, with an overall investment from all partners valued at approximately five hundred million dollars (\$500,000,000); and

WHEREAS, as part of PHA's significant economic and principled commitment to improving the Sharswood/Blumberg neighborhood and the lives of PHA residents and residents of Philadelphia who live there, and will choose to live there as a consequence of the transformation, PHA has determined that it would be in its best interests to construct a consolidated headquarters for PHA at Ridge Avenue, in the Blumberg/Sharswood neighborhood; and

WHEREAS, PHA has identified a need for construction management services for the PHA headquarters 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, it is recommended that a contract be awarded to Shoemaker/Synterra, A Joint Venture; and

WHEREAS, it is further recommended that the contract be for a total amount not to exceed forty-five million dollars (\$45,000,000.00) for the period from issuance of the Notice to Proceed until December 21, 2017;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to take the actions referenced above to consolidate PHA's headquarters to the Sharswood/Blumberg neighborhood and to conclude and execute a contract with Shoemaker/Synterra, A Joint Venture, for a total contract amount not to exceed forty-five million dollars (\$45,000,000.00), 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 4/24/16

ATTORNEY FOR PHA

RESOLUTION NO. 11856

RESOLUTION TO NEGOTIATE, CONCLUDE AND EXECUTE A DEVELOPMENT AGREEMENT WITH NEWCOURTLAND TO PURCHASE AND DEVELOP THE VACANT LAND CONSISTING OF APPROXIMATELY 32 ACRES AT PHA'S FORMER LIDDONFIELD CONVENTIONAL PUBLIC HOUSING SITE

WHEREAS, the Philadelphia Housing Authority ("PHA") issued a solicitation to choose a developer to develop the vacant land consisting of approximately 32 acres at PHA's former Liddonfield conventional public housing site (the "Site"); and

WHEREAS, NewCourtland (the "Developer") was selected by PHA's Evaluation Committee as the best proposal; and

WHEREAS, the Developer proposes to develop a minimum of three hundred (300) affordable senior housing units and athletic fields at the Site (the "Project"); and

WHEREAS, in accordance with the terms of the RFP, PHA has agreed to provide the Developer with three hundred (300) project based vouchers for the Project;

WHEREAS, the Developer has proposed to five million five hundred thousand dollars (\$5,500,000) for the Site;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to negotiate, conclude out and execute an Agreement of Sale and a Development Agreement for the sale and development of the Site and to take all necessary actions to carry conclude the sale and development of the Site.

I hereby certify that this was
APPROVED BY THE BOARD ON 4/24/16
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 11857

**RESOLUTION AUTHORIZING CONTRACTS WITH LOMAX REAL ESTATE PARTNERS,
MOSAIC DEVELOPMENT PARTNERS LLC, AND TN WARD COMPANY FOR MODULAR
CONTRACTOR DEVELOPMENT SERVICES**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for modular contractor development services and a Request for Qualification 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 Qualification 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, it is recommended that contracts be awarded to Lomax Real Estate Partners, Mosaic Development Partners LLC, and TN Ward Company; and

WHEREAS, work is to be assigned to each of the three (3) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered at any time during the course of this contract; and

WHEREAS, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed fifty million dollars (\$50,000,000.00) with a two-year base period and three (3) one (1) year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two year base period is twenty million dollars (\$20,000,000.00); and
- 2) The aggregate not-to exceed amount for the first one-year option period is ten million dollars (\$10,000,000.00); and
- 3) The aggregate not-to exceed amount for the second one-year option period is ten million dollars (\$10,000,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is ten million dollars (\$10,000,000.00);

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 Lomax Real Estate Partners, Mosaic Development Partners LLC, and TN Ward Company for a total aggregate contract amount not to exceed fifty million dollars (\$50,000,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract including the exercising of option years for such contracts.

RESOLUTION NO. 11858

RESOLUTION AUTHORIZING SELECTION OF A DEVELOPER FOR THE DEVELOPMENT OF TWO PARCELS ON RIDGE AVENUE IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD

WHEREAS, the Philadelphia Housing Authority ("PHA") issued a solicitation to choose a developer to develop vacant land to develop two (2) parcels of land located within the Ridge Avenue corridor of the Blumberg/Sharswood Community (the "Site"); and

WHEREAS, the Request for Qualifications 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, it is recommended that Telesis Corporation be selected as the developer (the "Developer"); and

WHEREAS, the Developer has proposed to develop the site with a mix of 48 affordable housing units with first floor commercial space; and

WHEREAS, the Developer needs to seek financing for the development of the parcels, including the submission of low income tax credits;

WHEREAS, PHA seeks to enter into a Pre-Development Agreement with the Developer in an amount not to exceed one hundred fifty thousand dollars (\$150,000.00), so that the Developer may act on PHA's behalf, within the parameters set forth in the Pre-Development Agreement, to commence activities related to securing the financing, tax credit allocation and final development of the plan for the parcels; and

WHEREAS, under the terms of the RFQ, the Developer must comply with Section 3, MBE and WBE requirements for the development of the Site; and

WHEREAS, any final plan for development, including any further financial commitment from PHA, will be subject to the approval of PHA's Board of Commissioners and the United States Department of Housing and Urban Development;

BE IT RESOLVED, the Board of Commissioners hereby authorizes PHA's President & CEO and/or his authorized designee(s) to enter into a Pre-Development Agreement with Telesis Corporation, in an amount not to exceed one hundred fifty thousand dollars (\$150,000.00), as set forth above, and to take all steps necessary to complete the development of a final mixed use development plan for the site, including but not limited to the submission of low income tax credit applications.

APPENDIX 2

Slide 1: ENERGY PERFORMANCE CONTRACT WITH JOHNSON CONTROLS, INC.

Slide 2: ENERGY PERFORMANCE CONTRACT HIGHLIGHTS

- ▶ *An energy retrofit – all PHA Sites*
- ▶ *Homes will be more comfortable and healthier*
- ▶ *No capital cost to PHA: \$6 Million per year savings on utility bills will be used to pay for this project over 20 years*
- ▶ *\$6 Million savings can pay for a \$75 - \$100 Million project*
- ▶ *This will lead to over \$200 Million economic activity & 1,900 Philadelphia jobs*
- ▶ *We start with audits of all PHA sites, then PHA selects energy and water saving measures, then a contract for installation*
- ▶ *Audits will include healthy homes, resiliency, and more*

Slide 3: ENERGY PERFORMANCE CONTRACT JOBS COMMITMENTS Stronger than Standard Section 3

- ▶ *AUDIT PHASE JOBS, PART 1*
- ▶ *10 “Green Ambassadors/Site Liaison”*
 - *Duration: Start June 2016 ; about 3 months*
 - *Hours: Part-time; 60 – 80 total work hours after training*
 - *Hourly Pay: \$10.50 during training; \$14 after that*
 - *Duties: Assist JCI with resident engagement, questionnaires, “meet and greets,” environmental awareness*
 - *Training: Communication, Leadership, Safety, Energy Conservation, Green Technology*
 - *Apply: Job descriptions & application forms available right after April 21 Board meeting*

Slide 4: ENERGY PERFORMANCE CONTRACT JOBS COMMITMENTS continued

AUDIT PHASE JOBS, PART 2 2 “Green Technicians”

- ▶ *Duration: Start June 2016; up to 12 months*
- ▶ *Hours: Full-time*
- ▶ *Hourly Pay: \$17*
- ▶ *Duties:*

- *Work with auditors on site visits, data collection, resident & staff interviews, subcontractor sensitivity training, notices, measurements and photos.*
- *Enter data to Microsoft Office programs, generate reports*
- *help design flyers and help with Job Opportunity Fairs*
- ▶ *Training: 2 weeks Microsoft Office, Energy Engineering Concepts*
- ▶ *Apply: Job descriptions & application forms available right after April 21 Board meeting*

**Slide 5: ENERGY PERFORMANCE CONTRACT
JOBS COMMITMENTS continued**

**IMPLEMENTATION PHASE JOB COMMITMENTS
stronger than standard Section 3**

JOHNSON CONTROLS WILL HIRE OR REQUIRE SUBCONTRACTORS TO HIRE SECTION 3 RESIDENTS FOR 70 CONSTRUCTION POSITIONS

- ▶ **Unknowns:**
 - *How big will our project be? This commitment is for \$100 Million project size.*
 - *What energy measures will be installed? This will determine the types of jobs.*
 - *How long will it take? This depends on the project size; likely 6 – 12 months*
- ▶ *Start: Fall 2017*
- ▶ *Trades We Expect to Need: Electrical, Plumbing, Weatherization, HVAC, Water Conservation, Technology & Controls, General Labor*
- ▶ *Apply: We will announce when application period begins*

**Slide 6: ENERGY PERFORMANCE CONTRACT
TRAINING COMMITMENTS**

JOHNSON CONTROLS WILL PROVIDE TRAINING, JOB-READINESS AND PLACEMENT SERVICES FOR ALL OF THE HIRES ABOVE PLUS ANOTHER 38 RESIDENTS

A TOTAL OF 120 RESIDENTS WILL RECEIVE TRAINING, MENTORING AND JOB PLACEMENT ASSISTANCE

WE EXPECT THAT:

- ▶ *This contract with all its subcontracts will require 1,900 workers*
- ▶ *This contract will be a conduit to long-term skilled employment in the Philadelphia green economy*
- ▶ *Residents hired for audit and construction periods will find long-term jobs*
- ▶ *Both the hired and the trained residents will be employment-ready with marketable skills*

APPENDIX 3

**APRIL 2016 SIGN-UP SHEET FOR THE
GENERAL PUBLIC COMMENT PERIOD
AT THE END OF THE BOARD MEETING
(3 minutes per person)**



Please **PRINT** your name and generally identify your topic:

1. Name: Albert Hicks Jr.

Maintenance Issue? Yes ___ No ___ Other (topic): Parking Issues

2. Name: Gwendolyn Toler

Maintenance Issue? Yes No ___ Other (topic): _____

3. Name: DAVID HUNT

Maintenance Issue? Yes ___ No Other (topic): Community Partnerships (low-income scholarships)

4. Name: Rachel Garland

Maintenance Issue? Yes ___ No Other (topic): Ongoing mtg's.

5. Name: Sally Claud

Maintenance Issue? Yes No ___ Other (topic): General

6. Name: _____

Maintenance Issue? Yes ___ No ___ Other (topic): _____

Please PRINT your name & check the number of the resolution on which you wish to speak:

1. Name: Robert L. Puff, Jr Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
2. Name: Sumner H. Kern Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
3. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
4. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
5. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
6. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
7. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
8. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
9. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
10. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
11. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
12. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
13. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14
14. Name: _____ Reso. #1 2 3 4 5 6 7 8 9 10 11 12 13 14