



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, May 18, 2017, 3 p.m., at 12 S. 23rd St., Philadelphia, PA 19103

The Annual 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, Camarda, Danzy, and Wise were in attendance, as well as President & CEO Kelvin A. Jeremiah (“CEO Jeremiah”) and 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 this was the Annual Meeting and an executive session had taken place just prior to the meeting, for the purpose of discussing litigation and matters confidential by law.

CEO Jeremiah reviewed the Board meeting procedure for public comment and made the following announcements: 1) the highly-anticipated groundbreaking for the Lucien E. Blackwell Community Center was held last week; 2) the sale of the 32-acre Liddonfield site was also accomplished last week, the development of which will include 300 affordable senior housing units; 3) PHA received the required approvals from the U.S. Department of Housing and Urban Development (“HUD”) last week, so that a Notice to Proceed has now been issued for construction of the new PHA headquarters and supermarket in the Sharswood/Blumberg neighborhood; 4) earlier today the closing agreement for the Vaux School was signed and a Notice to Proceed issued, which will help ensure that the school is ready for welcoming its students in September; it was also noted that the enrollment goal has been surpassed, with 75% of the enrollees being PHA residents and 95% being from the catchment area.

Dinesh Indala, Senior Vice President of Housing Operations, presented the Employee of the Month Award to Matthew Sallard, Laborer Supervisor Quality Control, for his exceptional and much appreciated efforts. Mr. Sallard received a check for two hundred fifty dollars (\$250.00), a certificate, and congratulations from all those in attendance.

CEO Jeremiah presented the Resident Spotlight Award to Shabazz Ransom, a Digital Service Fellow Trainee, who is currently working full-time as a computer technician at the Philadelphia Learning Academy. He received a round of applause and a certificate.

CEO Jeremiah then introduced Lopa Kolluri, who is joining PHA as Senior Executive Vice President – Chief Development and Operations Officer, and Kyle Flood, who previously worked with PHA and has returned as Senior Advisor to the President & CEO.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of April 20, 2017. Hearing none, the minutes were accepted as submitted.

Eight resolutions were presented and unanimously approved.

Resolution 11932, attached in Appendix 1, was presented by Andrea Bowman, Corporate Secretary, to establish the schedule for regularly-scheduled public meetings of the PHA Board

of Commissioners through May of 2018, as required under the amended By-Laws of the Board, as well as under the Sunshine Act, 65 Pa.C.S.A. §§ 701–716. 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. Commissioner Wise suggested that the proposed dates be checked to ensure no conflicts with primary or other elections, for the Pre-Board dates, which on the Tuesdays before the Board meetings; it was noted that this will be done and dates adjusted if there are any conflicts, as provided for in the resolution. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11933, attached in Appendix 1, was presented by Andrea Bowman, Corporate Secretary, to appoint Nnena Ukwu, Vice President – Finance, as Assistant Treasurer for the Board of Commissioners. Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan 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 No. 11934, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President of Supply Chain Management (“EVP-SCM”), to issue a task order to Shoemaker / Synterra A Joint Venture for construction management services for North Central CNI Phase III Development – Infrastructure and New Construction of 50 LEED Certified, Rental Assistance Demonstration Units and Community Building. The total amount of the task order is not to exceed twenty-seven million seven hundred thirty-three thousand one hundred sixty-eight dollars (\$27,733,168.00). 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 review the resolution and recommended its approval; he also noted later in the meeting, for the record, that Commissioner Purnell (who was not in attendance at this meeting) had recused himself from the Policy and Planning committee review due to his job duties as Deputy Director of the City of Philadelphia Division of Housing and Community Development. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11935, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to issue a task order to Shoemaker / Synterra A Joint Venture for construction management services for mechanical upgrade services at Spring Garden Apartments, in an amount not to exceed two million one hundred fifteen thousand twenty dollars (\$2,115,020.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan noted that the committee had met to review the resolution and recommended its adoption. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11936, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, for PHA to contract for real estate related services, to include appraisals, market studies, dispositions, property inspections and replacement rental acquisitions, with Higgins & Welch Real Estate, Inc., Reliance Realty, LLC, and Real Estate Strategies, Inc., in a total aggregate amount not to exceed five hundred thousand dollars (\$500,000.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan noted that the committee had met to review the resolution. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11937, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, for PHA to contract for commercial moving and storage services with Riley & Sons Moving and Storage, Inc. and Broadway Moving and Storage, Inc., in a total amount not to exceed one million three hundred thousand dollars (\$1,300,000.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan noted that the committee had met to review the resolution and recommended its adoption. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11938, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, for PHA to negotiate a Pre-Development Agreement with Hunt Companies, Inc. ("Developer") for land located in the Sharswood/Blumberg area. Any final development plan or expenditure would be subject to approval by the PHA Board of Commissioners. 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, for enhancing affordable housing opportunities in the impacted neighborhood. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

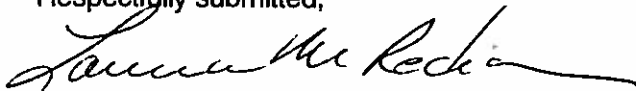
Resolution 11939, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, for PHA to contract with Foodarama Caterers, Inc. for PHA's Summer Food Program, for breakfast and lunch for approximately eight hundred fifty (850) PHA youth at nineteen (19) sites, in a total amount not to exceed one million six hundred sixty-one thousand seven hundred fifty dollars (\$1,661,750.00). Commissioner Wise, as a member of the Resident Services Committee, moved for its approval. Following a second, Commissioner Wise stated that the committee had met to review the resolution, recommended its approval and had a good experience with the incumbent, which company is recommended for the award of the contract. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Following the presentation of the resolutions, **PHA was presented with the Tobacco Control Health Leadership Award**, from the Executive Director of Arizonans Concerned about Smoking, Mr. Philip Carpenter. The group is a non-profit, pro-health organization, which congratulated PHA on its having passed a smoke-free policy in 2015, well before the recent HUD direction to do the same.

The public comment period began at approximately 3:35 p.m., after which the Chair adjourned the meeting at approximately 4:00 p.m.

The sign-up sheet with the names of those who signed up to speak in the general comment period (no one signed up to speak on any resolutions), with a designation of the topic(s) addressed by the speaker(s), is attached as Appendix 2.

Respectfully submitted,



Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
ANNUAL MEETING OF THE BOARD OF COMMISSIONERS
12 S. 23rd St.
PHILADELPHIA, PA 19103
THURSDAY, MAY 18, 2017, at 3 p.m.
AGENDA

- A. **Call to Order** Lynette Brown-Sow, Chair of the Board of Commissioners
- B. **Remarks** Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held April 20, 2017, as distributed.
- D. **New Business**
 - 1. **RESOLUTION ESTABLISHING THE SCHEDULE FOR REGULAR MEETINGS OF THE PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS THROUGH MAY OF 2018**

Andrea Bowman
 - 2. **RESOLUTION APPROVING THE APPOINTMENT OF NNENA UKWA AS ASSISTANT TREASURER**

Andrea Bowman
 - 3. **RESOLUTION AUTHORIZING A TASK ORDER WITH SHOEMAKER / SYNTERRA, A JOINT VENTURE FOR CONSTRUCTION MANAGEMENT SERVICES FOR NORTH CENTRAL CNI PHASE III DEVELOPMENT – INFRASTRUCTURE AND NEW CONSTRUCTION OF 50 LEED CERTIFIED, RENTAL ASSISTANCE DEMONSTRATION UNITS AND COMMUNITY BUILDING**

Dave Walsh
 - 4. **RESOLUTION AUTHORIZING A TASK ORDER WITH SHOEMAKER / SYNTERRA A JOINT VENTURE FOR CONSTRUCTION MANAGEMENT SERVICES FOR MECHANICAL UPGRADE SERVICES FOR SPRING GARDEN APARTMENTS**

Dave Walsh

5. **RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE RELATED SERVICES WITH HIGGINS & WELCH REAL ESTATE, INC., RELIANCE REALTY, LLC, AND REAL ESTATE STRATEGIES, INC.**

Dave Walsh

6. **RESOLUTION AUTHORIZING CONTRACTS FOR COMMERCIAL MOVING AND STORAGE SERVICES WITH BROADWAY MOVING AND STORAGE, INC. AND RILEY & SONS MOVING AND STORAGE, INC.**

Dave Walsh

7. **RESOLUTION AUTHORIZING A PRE-DEVELOPMENT AGREEMENT WITH HUNT COMPANIES, INC. FOR THE DEVELOPMENT OF APPROXIMATELY FOUR HUNDRED UNITS IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD**

Dave Walsh

8. **RESOLUTION AUTHORIZING A CONTRACT FOR THE SUMMER FOOD PROGRAM WITH FOODARAMA CATERERS, INC.**

Dave Walsh

E. Public Comment Period

RESOLUTION NO. 11932

**RESOLUTION ESTABLISHING THE SCHEDULE FOR REGULAR MEETINGS OF THE
PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS THROUGH MAY OF
2018**

WHEREAS, under Section 401 of the amended By-Laws of the Philadelphia Housing Authority ("PHA") Board of Commissioners ("Board"), as adopted by Resolution No. 11724 on September 25, 2014, the annual meeting of the Board shall be held in either April or May of each year and at the annual meeting: "the Authority shall establish a schedule of its regularly scheduled meetings during the ensuing one-year period;" and

WHEREAS, by Resolution No. 11860, adopted by the Board on April 16, 2016, the Board established its schedule of regularly-scheduled meetings for the upcoming year, which included this meeting; and


WHEREAS, this Board meeting is the Annual Board meeting for 2017; and

WHEREAS, Section 709 (a) of the Sunshine Act, 65 Pa.C.S.A. §§ 701–716 ("Sunshine Act"), requires, among other things, public notice of an agency's first regular annual meeting and that the agency "shall give public notice of the schedule of its remaining regular meetings;" and

WHEREAS, from this date until the next Annual Board meeting, which is to be held in April or May of 2018, the Board wishes to have the following regularly-scheduled Board meetings on the following dates, unless changed by public notice at least two days (48 hours) prior to the meeting (with special meetings requiring 24 hours' public notice, pursuant to the Sunshine Act), with such meetings usually to be held at 12 S. 23rd St., 6th floor, Philadelphia, PA 19103, unless otherwise scheduled in advance, as noted above, at 3 p.m.:

June 15, 2017
July 20, 2017
August – None
September 14, 2017
October 19, 2017
November 16, 2017
December 21, 2017
January 18, 2018
February 15, 2018
March 15, 2018
April 19, 2018
May 17, 2018

BE IT RESOLVED, that the PHA Board of Commissioners hereby adopts the schedule, as set forth above, for its regularly-scheduled meetings, from this date through May of 2018.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/18/17

ATTORNEY FOR PHA

RESOLUTION NO. 11933

RESOLUTION APPROVING NNENA UKWA, VICE PRESIDENT – FINANCE, AS ASSISTANT TREASURER OF THE BOARD OF DIRECTORS OF THE PHILADELPHIA HOUSING AUTHORITY

WHEREAS, the Philadelphia Housing Authority (“PHA”) Board of Commissioners (“Board”) adopted amended By-Laws (“By-Laws”) by Resolution No. 11724, on September 25, 2014; and


WHEREAS, Section 311, “Election or Appointment,” of the By-Laws states, among other things, that: “The Secretary, Treasurer and any Assistant Secretary and/or Assistant Treasurer shall be elected at the same time as the Chair and Vice-Chair [biennially in even-numbered years at the annual meeting] and shall serve from their respective elections until their successors are elected and qualified....;” and

WHEREAS, Section 312, “Vacancies,” of the By-Laws states, among other things, that “If any other office [other than the office of the Chair] of the Board becomes vacant for any reason, the Board shall promptly choose a successor who shall hold office for the unexpired term or until their successors are appointed,” and

WHEREAS, pursuant to Board Resolution No. 11859, approved by the Board on May 19, 2016, all the Board officer positions were filled on that date and are to remain filled until May of 2018, but there is currently a vacancy in the Board-appointed officer position of Assistant Treasurer; and

WHEREAS, Nnena Ukwa, PHA’s Vice President-Finance, has been proposed for the position of Assistant Treasurer;

BE IT RESOLVED, that the PHA Board of Commissioners appoints Nnena Ukwa as Assistant Treasurer, effective immediately, to serve for the term designated under the By-Laws, as may be amended from time to time.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/18/17

ATTORNEY FOR PHA

RESOLUTION NO. 11934

RESOLUTION AUTHORIZING A TASK ORDER WITH SHOEMAKER / SYNTERRA, A JOINT VENTURE FOR CONSTRUCTION MANAGEMENT SERVICES FOR NORTH CENTRAL CNI PHASE III DEVELOPMENT – INFRASTRUCTURE AND NEW CONSTRUCTION OF 50 LEED CERTIFIED, RENTAL ASSISTANCE DEMONSTRATION UNITS AND COMMUNITY BUILDING

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for construction management services for North Central CNI Phase III Development – Infrastructure and New Construction of 50 LEED Certified, Rental Assistance Demonstration Units and Community Building; and

WHEREAS, a Task Order 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, and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a task order be awarded to Shoemaker / Synterra A Joint Venture; and

WHEREAS, it is further recommended that the task order be for a total amount not to exceed twenty-seven million seven hundred thirty-three thousand one hundred sixty-eight dollars (\$27,733,168.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a task order contract with Shoemaker / Synterra A Joint Venture, in a total amount not to exceed, twenty-seven million seven hundred thirty-three thousand one hundred sixty-eight dollars (\$27,733,168.00), subject to the 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: 5/18/17

ATTORNEY FOR PHA

RESOLUTION NO. 11935

RESOLUTION AUTHORIZING A TASK ORDER WITH SHOEMAKER / SYNTERRA A JOINT VENTURE FOR CONSTRUCTION MANAGEMENT SERVICES FOR MECHANICAL UPGRADE SERVICES FOR SPRING GARDEN APARTMENTS

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services for mechanical upgrade services at Spring Garden Apartments; and

WHEREAS, 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 Small 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, and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a task order be awarded to Shoemaker / Synterra A Joint Venture; and

WHEREAS, it is further recommended that the task order be for a total amount not to exceed two million one hundred fifteen thousand twenty dollars (\$2,115,020.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a task order with Shoemaker / Synterra A Joint Venture, in a total task order amount not to exceed two million one hundred fifteen thousand twenty dollars (\$2,115,020.00) subject to the 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 5/18/17
Janice Ke...
ATTORNEY FOR PHA

RESOLUTION NO. 11936

RESOLUTION AUTHORIZING CONTRACTS FOR REAL ESTATE RELATED SERVICES WITH HIGGINS & WELCH REAL ESTATE, INC., RELIANCE REALTY, LLC, AND REAL ESTATE STRATEGIES, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for real estate related services 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 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 Higgins & Welch Real Estate, Inc., Reliance Realty, LLC, and Real Estate Strategies, Inc.; and

WHEREAS, work is to be assigned to the awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of these contracts; and

WHEREAS, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed five hundred thousand dollars (\$500,000.00) with a two-year base period and three (3) one (1) year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is two hundred thousand dollars (\$200,000.00); and
- 2) The not-to-exceed aggregate amount for the first one-year option period is one hundred thousand dollars (\$100,000.00);
- 3) The not-to-exceed aggregate amount for the second one-year option period is one hundred thousand dollars (\$100,000.00);
- 4) The not-to-exceed aggregate amount for the third one-year option period is one hundred thousand dollars (\$100,000.00);

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 Higgins & Welch Real Estate, Inc., Reliance Realty, LLC and Real Estate Strategies, Inc. for a total aggregate amount not to exceed five hundred thousand dollars (\$500,000.00), 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 contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/18/17

ATTORNEY FOR PHA

RESOLUTION NO. 11937

RESOLUTION AUTHORIZING CONTRACTS FOR COMMERCIAL MOVING AND STORAGE SERVICES WITH BROADWAY MOVING AND STORAGE, INC. AND RILEY & SONS MOVING AND STORAGE, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for commercial moving and storage 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 Riley & Sons Moving and Storage, Inc. and Broadway Moving and Storage, Inc.; and

WHEREAS, work is to be assigned to the awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of these contracts; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed one million three hundred thousand dollars (\$1,300,000.00) with a two-year base period and three (3) one (1) year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is one million dollars (\$1,000,000.00);
- 2) The not-to exceed aggregate amount for the first one-year option period is one hundred thousand dollars (\$100,000.00);
- 3) The not-to exceed aggregate amount for the second one-year option period is one hundred thousand dollars (\$100,000.00); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is one hundred thousand dollars (\$100,000.00);

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 Riley & Sons Moving and Storage, Inc. and Broadway Moving and Storage, Inc. for a total aggregate amount not to exceed one million three hundred thousand dollars (\$1,300,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/18/17


ATTORNEY FOR PHA

RESOLUTION NO. 11938

RESOLUTION AUTHORIZING A PRE-DEVELOPMENT AGREEMENT WITH HUNT COMPANIES, INC. FOR THE DEVELOPMENT OF APPROXIMATELY FOUR HUNDRED UNITS IN THE SHARSWOOD/BLUMBERG NEIGHBORHOOD

WHEREAS, the Philadelphia Housing Authority ("PHA") issued a solicitation to choose one developer for a pre-development agreement regarding approximately four hundred properties located within the Sharswood/Blumberg Community; 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, and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that Hunt Companies, Inc. ("Developer") be selected for a pre-development agreement, as a conditional designation developer to continue negotiations for development of the site; and

WHEREAS, PHA seeks to award a pre-development agreement so that the Developer may act on PHA's behalf, within the parameters set forth in the 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 Request for Qualifications, the Developer must comply with Section 3, MBE and WBE requirements for construction of the Development; and

WHEREAS, any final plan for pre-development and development, including any financial commitment from PHA, will be subject to the approval of PHA's Board of Commissioners and the U.S. 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 Conditional Designation Agreement with Hunt Companies to take all steps necessary to complete the development of a final development plan for the site, including but not limited to the submission of low income tax credits applications.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/12/17
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 11939

**RESOLUTION AUTHORIZING A CONTRACT FOR THE SUMMER FOOD PROGRAM
WITH FOODARAMA CATERERS, INC.**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need to continue its summer food program for PHA youth, serving nineteen (19) sites in 2017, 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 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 Foodarama Caterers, Inc.; 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 in accordance with the contract terms at any time during the course of this contract; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed one million six hundred sixty-one thousand seven hundred fifty dollars (\$1,661,750.00) with a one-year base period and three (3) one (1) year option periods, as follows:

- 1) The not-to-exceed amount for the one-year base period is three hundred fifty-nine thousand two hundred dollars (\$359,200.00);
- 2) The not-to-exceed amount for the first one-year option period is four hundred one thousand nine hundred fifty dollars (\$401,950.00);
- 3) The not-to-exceed amount for the second one-year option period is four hundred thirty-one thousand nine hundred fifty dollars (\$431,950.00); and
- 4) The not-to-exceed amount for the third one-year option period is four hundred sixty-eight thousand six hundred fifty dollars (\$468,650.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute the contract with Foodarama Caterers, Inc. for a total amount not to exceed one million six hundred sixty-one thousand seven hundred fifty dollars (\$1,661,750.00), 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 contracts shall be exercised.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/18/17

ATTORNEY FOR PHA

APPENDIX 2

APPENDIX 2

**MAY 2017 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:

Name: ALICE GAINES

Maintenance Issue? Yes No Other (topic): Elder Place 2

Name: ELENE FLYNN

Maintenance Issue? Yes No Other (topic): Elder Place 2

Name: Rita Gault
(Rita)

Maintenance Issue? Yes No Other (topic): waitlist

Name: Jon Corri

Maintenance Issue? Yes No Other (topic): Landlord

Name: DONALD HOLT

Maintenance Issue? Yes No Other (topic): Eviction

Name: Minister Cynthia Ross
(Cynthia Ross)

Maintenance Issue? Yes No Other (topic): Eviction to know Reason

Name: Jennifer Bennett

Maintenance Issue? Yes No Other (topic): harassment bullying
old tenant + more