

September 9, 2010

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for September was held on Thursday, September 9, 2010, 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23<sup>rd</sup> Street, Philadelphia, Pennsylvania.

A quorum being present, Commissioner John F. Street, Chairman, called the meeting to order. Upon roll call, those present were as follows:

Present:            Commissioner John F. Street, Chairman  
                         Commissioner/Councilwoman Jannie L. Blackwell  
                         Commissioner Nellie W. Reynolds, Vice Chairman  
                         Commissioner Patrick J. Eiding  
                         Commissioner Debra L. Brady

Also Present: Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman, called the meeting to order and advised all present the process of the Board Meetings. With that he stated that the Board of Commissioner were presenting four (4) resolutions to be considered.

The next order of business was the approval of August 26, 2010 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner/Councilwoman Blackwell seconded. The minutes were unanimously adopted. With that, Commissioner John F. Street, Chairman, presided over the remaining agenda.

I hereby certify that this was  
APPROVED BY THE BOARD ON 10/25/10  
  
ATTORNEY FOR PHA

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

**RESOLUTION NO. 11399**

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 26, 2010**

**BE IT RESOLVED**, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on August 26, 2010 copies of which have already been provided to the members, be the same are hereby ratified, confirmed and approved.

A vote being taken thereon, the “Ayes” and the “Nays” were as follows:

Present:           Commissioner John F. Street, Chairman  
                  Commissioner/Councilwoman Jannie L. Blackwell  
                  Commissioner Nellie W. Reynolds, Vice Chairman  
                  Commissioner Patrick J. Eiding  
                  Commissioner Debra L. Brady

Also Present: Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner/Councilwoman Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Reynolds;

**RESOLUTION NO. 11400**

**RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OR THEIR DESIGNEE, TO CONCLUDE AND TO EXECUTE A CONTRACT WITH NATIONAL TENANT NETWORK, INC. FOR CREDIT AND CRIMINAL BACKGROUND CHECK AND RELATED SERVICES**

**WHEREAS**, the Philadelphia Housing Authority (PHA) is required to perform criminal and credit background checks on all existing and new residents who live in either Public or Section 8 Housing; and

**WHEREAS**, PHA accordingly identified a need for firms to provide Credit and Criminal Background Check and Related Services for PHA; and

**WHEREAS**, in order to expedite these background checks in a timely manner, it is a requirement that there be full system integration with PHA's Customer Relational Management ("CRM") system, so that PHA can submit tenant names to the system from a PHA computer in real time and have the results delivered directly back to PHA; and

**WHEREAS**, only National Tenant Network, Inc., was capable of and willing to develop and install a software interface that enables full system integration with PHA's CRM system and provides criminal and credit background checks to meet PHA's needs for timely response; and

**WHEREAS**, One (1) offeror submitted a proposed contract as follows:

National Tenant Network, Inc.

**WHEREAS**, the proposed contract was reviewed and evaluated by the Review Committee and reviewed by Legal Counsel, and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon review and evaluation, it was recommended that a contract be awarded to National Tenant Network, Inc.; and

**WHEREAS**, it is further recommended that a contract shall be awarded for a five (5) year period, funding to be in five (5) increments, with a base funding increment and four (4) additional increments to be expended at PHA's option; the base funding increment to be in an amount not to exceed **THREE HUNDRED FIFTY THOUSAND DOLLARS (\$350,000.00)**; the first optional funding increment to be in an amount not to exceed **FOUR HUNDRED THOUSAND DOLLARS (\$400,000.00)**; the second optional funding increment to be in an amount not to exceed **FOUR HUNDRED FIFTY THOUSAND DOLLARS (450,000.00)**; the third optional funding increment to be in an amount not to exceed **FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00)**; and the fourth optional funding increment to be in an amount not to exceed **FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$550,000.00)**; for a total contract amount not to exceed **TWO MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$2,250,000.00)** to National Tenant Network, Inc; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Board of Commissioner or their designee, is hereby authorized to conclude and to execute a contract with National Tenant Network Inc., for the provision of Credit and Criminal Background Check and Related Services.

**BE IT FURTHER RESOLVED**, that (1) PHA will require that National Tenant Network, Inc., comply with all terms required by the solicitation; (2) the contract is subject to funding availability; (3) no contract shall exist until signed by the Board of Commissioners or their designee; and (4) if PHA and National Tenant Network, Inc., have not mutually agreed on the terms of a contract within forty-five (45) days of the next regularly scheduled Board meeting, then this resolution shall be null and void and the authority of the

Board of Commissioners or their designee shall cease with respect to such offerors with which the Board of Commissioners or their designee shall not have mutually agreed on the terms of a contract.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present:           Commissioner John F. Street, Chairman  
                  Commissioner/Councilwoman Jannie L. Blackwell  
                  Commissioner Nellie W. Reynolds, Vice Chairman  
                  Commissioner Patrick J. Eiding  
                  Commissioner Debra L. Brady

Also Present: Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.