

November 2, 2009

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for October was held on Monday, November 2, 2009 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23rd 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 Patrick J. Eiding
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman, called the meeting to order. With that he asked for remarks from the Executive Director. Mr. Greene, PHA's Executive Director, advised the Commissioners that PHA was presenting four (4) Resolutions to be considered as PHA reached a consensus with the residents at the Pre-Board Meeting held in the month of October.

The next order of business was the approval of June 27, 2009 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner Eiding 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 11/2/09
[Signature]
ATTORNEY FOR PHA

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

RESOLUTION NO. 11345

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING
HELD ON JUNE 27, 2009**

BE IT RESOLVED, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on June 27, 2009 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 Patrick J. Eiding
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

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

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

RESOLUTION NO. 11346

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS WITH NATURAL PEST CONTROL CO., WESTERN PEST SERVICES, AND PEST FREE MAINTENANCE FOR THE PROVISION OF PEST CONTROL SERVICES (SOLICITATION NO. P-003850)

WHEREAS, The Philadelphia Housing Authority (PHA) identified a need for the selected firms to provide, for all specified sites, extermination services for pests and develop an approved plan and schedule for periodic preventive maintenance services to include but not be limited to roaches, ants, water bugs, nests of stinging insects, mosquitoes, fleas, and indoor population of rodents (termite control shall be provided as a special service; the capture of small animals shall be provided as a special service to include but not be limited to birds, raccoons, bats, squirrels, and other small vertebrates); and

WHEREAS, Solicitation No. P-003850 was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

WHEREAS, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

WHEREAS, four (4) offerors responded to the solicitation by submitting a proposal as follows:

Natural Pest Control Co.
Western Pest Services
Pest Free Maintenance
ELT Schuylkill Falls Termite and Pest Control

WHEREAS, the proposals were reviewed and evaluated by the Review Committee and the supporting documents were reviewed by the Director, Contracts & Procurement; and

WHEREAS, based upon evaluation, it was recommended that contracts be awarded to Natural Pest Control Co., Western Pest Services, and Pest Free Maintenance; and

WHEREAS, it is further recommended that the contract shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **SEVEN HUNDRED SEVENTY FOUR THOUSAND, FOUR HUNDRED TWENTY DOLLARS (\$774,420.00)** for Base Year 1; **SEVEN HUNDRED SEVENTY FOUR THOUSAND, FOUR HUNDRED TWENTY DOLLARS (\$774,420.00)** for Base Year 2; **SEVEN HUNDRED SEVENTY FOUR THOUSAND, FOUR HUNDRED TWENTY DOLLARS (\$774,420.00)** for Option Year 1; **SEVEN HUNDRED SEVENTY FOUR THOUSAND, FOUR HUNDRED TWENTY DOLLARS (\$774,420.00)** for Option Year 2; **SEVEN HUNDRED SEVENTY FOUR THOUSAND, FOUR HUNDRED TWENTY DOLLARS (\$774,420.00)** for Option Year 3; a total contract amount not to exceed **THREE MILLION, EIGHT HUNDRED SEVENTY TWO THOUSAND, ONE HUNDRED DOLLARS (\$3,872,100.00)** to Natural Pest Control Co.; and

WHEREAS, it is further recommended that the contract shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **SEVEN HUNDRED EIGHTY SIX THOUSAND, FOUR HUNDRED SIXTY FOUR DOLLARS (\$786,464.00)** for Base Year 1; **SEVEN HUNDRED SEVENTY TWO THOUSAND, FIVE HUNDRED SIXTY FIVE DOLLARS, NINETY TWO CENTS (\$772,565.92)** for Base Year 2; **SEVEN HUNDRED NINETY FIVE THOUSAND, SEVEN HUNDRED FORTY TWO DOLLARS, NINETY CENTS (\$795,742.90)** for Option Year 1; **EIGHT HUNDRED NINETEEN THOUSAND, SIX HUNDRED FIFTEEN DOLLARS, EIGHTEEN CENTS (\$819,615.18)** for Option Year 2; **EIGHT HUNDRED FORTY FOUR THOUSAND, TWO HUNDRED THREE DOLLARS,**

SIXTY FOUR CENTS (\$844,203.64) for Option Year 3; a total contract amount not to exceed **FOUR MILLION, EIGHTEEN THOUSAND, FIVE HUNDRED NINETY ONE DOLLARS, SIXTY FOUR CENTS (\$4,018,591.64)** to Western Pest Services; and

WHEREAS, it is further recommended that the contract shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **NINE HUNDRED TWENTY NINE THOUSAND, THREE HUNDRED FOUR DOLLARS (\$929,304.00)** for Base Year 1; **SEVEN HUNDRED FORTY FOUR THOUSAND, FOUR HUNDRED SEVENTY FIVE DOLLARS, SEVENTY SIX CENTS (\$744,475.76)** for Base Year 2; **SEVEN HUNDRED SIXTY SIX THOUSAND, EIGHT HUNDRED TEN DOLLARS, THREE CENTS (\$766,810.03)** for Option Year 1; **SEVEN HUNDRED EIGHTY NINE THOUSAND, EIGHT HUNDRED FOURTEEN DOLLARS, THIRTY THREE CENTS (\$789,814.33)** for Option Year 2; **EIGHT HUNDRED THIRTEEN THOUSAND, FIVE HUNDRED EIGHT DOLLARS, SEVENTY SIX CENTS (\$813,508.76)** for Option Year 3; a total contract amount not to exceed **FOUR MILLION, FOURTY THREE THOUSAND, NINE HUNDRED TWELVE DOLLARS, EIGHTY NINE CENTS (\$4,043,912.89)** to Pest Free Maintenance; and

BE IT RESOLVED, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with Natural Pest Control Co., Western Pest Services, and Pest Free Maintenance for the provision of Pest Control Services.

BE IT FURTHER RESOLVED, that (1) the recommended contractors comply with all terms required by the solicitation; (2) the contracts are subject to approval by PHA's funding source before any contracts shall exist; (3) no contracts shall exist until signed by the Executive Director; and (4) if PHA and the offerors 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 void and the authority of the Executive Director shall cease.

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

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

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

RESOLUTION NO. 11347

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT A SECOND AMENDMENT TO THE APPROVED MOVING TO WORK ANNUAL PLAN FOR MTW YEAR NINE, PHA FISCAL YEAR 2009 TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) administers a Moving to Work (“MTW”) Demonstration Program that is designed to provide the opportunity for selected Housing Authorities to explore and demonstrate more efficient ways to provide and administer low-income housing; and

WHEREAS, pursuant to Philadelphia Housing Authority (“PHA”) Board of Commissioners (“Board”) Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement, which details strategies to improve the facilities, operations, management and opportunities for Public and Housing Choice Voucher (formerly, Section 8) residents; and

WHEREAS, pursuant to PHA Board Resolution No. 10764, dated February 28, 2002, the Executive Director of PHA (the “Executive Director”) executed a MTW Demonstration Agreement (“MTW Agreement”) on behalf of PHA which expired on March 31, 2008; and

WHEREAS, pursuant to PHA Board Resolution No.11241, dated August 21, 2008, the Executive Director entered into a new ten-year Moving To Work Agreement with HUD effective October 16, 2008; and,

WHEREAS, pursuant to PHA Board Resolution No.11264, the Executive Director submitted to HUD the MTW Year Nine Annual Plan, which was subsequently approved by HUD; and

WHEREAS, pursuant to PHA Board Resolution No.11295, the Executive Director submitted to HUD a first amendment to the MTW Year Nine Annual Plan; and

WHEREAS, PHA wishes to further amend the approved MTW Year Nine Annual Plan to: clarify PHA’s intention to apply for a HOPE VI grant for scattered sites and modify the plan to include ARRA and non-ARRA funded projects to be included in PHA’s Capital Investment Strategy; and

WHEREAS, PHA provided residents and the general public with opportunities to review and comment on the proposed amendment including conducting a public hearing on October 8, 2009.

BE IT, THEREFORE, RESOLVED that the Board of Commissioners of the Philadelphia Housing Authority does hereby:

1. Authorize the Executive Director to: (1) Submit to HUD a second amendment to the approved PHA MTW Annual Plan for MTW Year Nine, PHA FY 2009; and (2) Take all steps necessary to secure HUD approval and implement initiatives as described in, the Plan, subject to receipt of adequate funding from HUD.

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

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

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

RESOLUTION NO. 11348

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO TAKE ALL NECESSARY STEPS TO AWARD AND PROVIDE FOURTEEN (14) PROJECT-BASED VOUCHERS TO THE H.E.L.P USA, INC., PROJECT FOR VETERANS, LOCATED AT 61 00-61 50 AND 6250 EASTWICK AVENUE IN PHILADELPHIA FOR AN INITIAL TERM, SUBJECT TO ANNUAL APPROPRIATIONS, OF UP TO FIFTEEN (15) YEARS, AND SUBSEQUENT RENEWAL TERMS OF UP TO FIFTEEN (15) YEARS EACH IF THE EXECUTIVE DIRECTOR OR HIS DESIGNEE DETERMINES THAT EXTENSION OF THE INITIAL TERM WOULD BE IN THE BEST INTEREST OF PHA AND/OR LOW-INCOME FAMILIES IN PHILADELPHIA

WHEREAS, the Philadelphia Housing Authority (“PHA”) operates a unit-based program for project-based vouchers (“Vouchers”), pursuant to which PHA’s voucher assistance is attached to specific housing units or developments; and

WHEREAS, H.E.L.P. USA, Inc., (“HELP”) is a not-for-profit organization with a mission to empower at-risk and special needs populations to become and remain self-reliant; and

WHEREAS, HELP and the Philadelphia Veterans Multi-Service and Education Center are collaborating to provide sixty-three (63) permanent housing and special needs supportive service units to veterans at a new development to be located at 6100-6150 and 6250 Eastwick Avenue in Philadelphia, Pennsylvania (the “Development”); and

WHEREAS, HELP has requested fourteen (14) Vouchers for the Development to be used at units reserved for disabled veterans who are income-eligible for the unit-based program; and

WHEREAS, pursuant to 24 C.F.R. § 983.51(b), PHA must select Voucher proposals in accordance with its Administrative Plan and, pursuant to 24 C.F.R. § 983.51(b)(2), may select a proposal for Voucher assistance if that proposal was selected during a competitive process conducted within the prior three years for another federal, state, or local government housing assistance program; and

WHEREAS, the above-described provisions of 24 C.F.R. § 983.51(b) and (b)(2) are included in PHA’s Administrative Plan; and

WHEREAS, pursuant to a competitive process, in 2009, the Pennsylvania Housing Finance Agency awarded the Development 9 percent low-income housing tax credits (“LIHTCs”); and

WHEREAS, PHA has determined that the award of LIHTCs fulfills the requirements of 24 C.F.R. § 983.51(b)(2); and

WHEREAS, PHA seeks to award up to fourteen (14) Vouchers to the Development in order to benefit low-income, disabled veterans.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners authorizes the Executive Director or his designee (hereinafter, the “Executive Director”) to award up to fourteen (14) Vouchers to the Development; and

BE IT FURTHER RESOLVED, that the Executive Director may award and provide the Vouchers for an initial term of up to fifteen (15) years, subject to annual appropriations, and may renew the Vouchers for subsequent terms of up to fifteen (15) years, subject to annual appropriations, or such periods as permitted by applicable law, provided that any term renewals should be granted only if the Executive

Director determines that such renewals are in the best interest of PHA and/or low-income families in Philadelphia.

BE IT FURTHER RESOLVED, that the Board of Commissioners authorizes the Executive Director to negotiate and enter into a Memorandum of Understanding, Agreement to Enter into a HAP Contract, HAP Contract, and/or other agreements, contracts, and ancillary documents to effectuate the resolutions set forth herein; and

BE IT FURTHER RESOLVED, that the Board of Commissioners authorizes the Executive Director to take any and all necessary or desirable actions to effectuate the resolutions set forth herein; and

BE IT FURTHER RESOLVED, that any and all actions previously taken by any authorized officer of PHA in connection with the resolutions set forth herein, are hereby ratified.

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

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

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

RESOLUTION NO. 11349

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, OR HIS DESIGNEE, ON BEHALF OF THE PHILADELPHIA HOUSING AUTHORITY, IN CONNECTION WITH PHASES I AND II OF THE MANTUA REVITALIZATION PROJECT, TO (1) SUBMIT EVIDENTIARIES TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; (2) NEGOTIATE, CONCLUDE, EXECUTE AND IMPLEMENT EVIDENTIARIES AND ANCILLARY DOCUMENTS; (3) SECURE, EXECUTE AND ADMINISTER ANY APPLICABLE GRANT AGREEMENTS/CONTRACTS WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THE COMMONWEALTH OF PENNSYLVANIA OR OTHER FEDERAL, STATE AND LOCAL FUNDING AGENCIES FOR RECEIPT OF GRANT FUNDS TO BE USED FOR THE MANTUA REVITALIZATION PROJECT; AND (4) PERFORM ALL ACTIVITIES NECESSARY OR DESIRABLE TO OBTAIN APPROVAL FROM HUD IN CONNECTION WITH SUCH ACTIVITIES

WHEREAS, The Mantua Revitalization Project consists of two phases. Phase I ("Phase I") involves the development of 50 newly constructed PHA-assisted low-income housing tax credit rental units, a community room, a management office and approximately 10,000 square feet of non-residential space to be leased to commercial tenants. Phase II includes the development of 51 newly-constructed rental units ("Phase II" and together with Phase I, the "Mantua Revitalization Project" or the "Development"); and

WHEREAS, in furtherance of the Mantua Revitalization Project, on May 8, 2008, the Pennsylvania Housing Finance Agency ("PHFA") allocated 9% Low Income Housing Tax Credits ("Tax Credits") to Phase I, which tax credits are expected to generate approximately \$9,476,806 in tax credit equity from the sale of such Tax Credits to a third-party equity investor to support the implementation of the Phase I development; and

WHEREAS, PHA has applied for, and it is expected that PHFA will allocate, 4% Tax Credits to the Phase II development, which tax credits are expected to generate approximately \$5,561,000 in tax credit equity from the sale of such Tax Credits to a third-party equity investor to support the implementation of the Phase II development; and

WHEREAS, on September 23, 2009, the U.S. Department of Housing and Urban Development (HUD) awarded a Capital Fund Recovery Competitive (CFRC) Grant for \$10,000,000 to PHA for the Mantua Revitalization Project ("CFRC Grant"); and

WHEREAS, pursuant to the Tax Credit Assistance Program (TCAP), authorized by the American Recovery and Reinvestment Act of 2009, PHFA awarded \$2,000,000 to PHA for the development of Phase II ("TCAP Funds"); and

WHEREAS, Phase I will be divided into two (2) separate condominium units, consisting of one residential condominium unit, which will include the 50 rental units, community room and management office (the "Residential Condominium Unit"), and which PHA will lease to the Phase I Partnership (defined herein) pursuant to a 99 year ground lease, and one non-residential condominium unit which will include approximately 10,000 square feet of non-residential space (the "Non-Residential Condominium Unit") and which will be developed and financed by PHA separate and apart from the Residential Condominium Unit; and

WHEREAS, Phase I of the Mantua Revitalization Project will be owned and operated by a Pennsylvania Limited Partnership, Mantua Phase I, L.P. (the "Phase I Partnership") and Phase II of the Mantua Revitalization Project will be owned and operated by a separate Pennsylvania Limited Partnership, Mantua Phase II, L.P. (the "Phase II Partnership" and together with the Phase I Partnership, the "Partnerships"), with each Partnership being comprised of a separate general partner, Mantua Phase I

HDC and Mantua Phase II HDC, respectively, each of which HDC entities will be an affiliate of PHA, and a separate limited partner equity investor, PNC Bank, National Association or an affiliate thereof (the "Equity Investor") with respect to each such Partnership; and

WHEREAS, the total development costs for both phases of the Mantua Revitalization Project are anticipated to be approximately \$39,253,048, which will be funded in part by the CFRC Grant, TCAP Funds, proceeds from the sale of Tax Credits, by loans from the PHA to the Partnerships; and

WHEREAS, PHA will loan to the Phase I Partnership as a construction/permanent loan for a term of 50 years an amount up to \$8,399,180 (the "Phase I Construction/ Permanent Loan"), which Phase I PHA Construction/Permanent Loan shall be bifurcated into two loans, one in the amount of \$4,972,070 with an interest rate at the long-term AFR and the other in the amount of \$3,427,110 with an interest rate at 0.00%; and

WHEREAS, PHA will loan to the Phase I Partnership as a bridge loan for a term of up to 35 months an amount up to \$7,360,426 (the "Phase I Bridge Loan"), which Phase I Bridge Loan shall have an interest rate of 0.00%; and

WHEREAS, PHA will loan to the Phase II Partnership as a construction/permanent loan for a term of 50 years an amount currently expected to be approximately \$10,000,000 (the "Phase II Construction/Permanent Loan"), which Phase II PHA Construction/ Permanent Loan shall have an interest rate of 0.00%; and

WHEREAS, PHA will loan to the Phase II Partnership as a bridge loan for a term of up to 35 months in an amount currently expected to be approximately \$3,209,277 (the "Phase II Bridge Loan"), which Phase II Bridge Loan shall have an interest rate of 0.00%; and

WHEREAS, each Partnership will enter into a development services agreement with the Philadelphia Housing Authority Development Corporation ("PHADC") to develop each phase of the Mantua Revitalization Project; and

WHEREAS, at or after the mixed finance closing for the development of each Phase of the Mantua Revitalization Project, the Equity Investor will be admitted to each Partnership to replace PHA as the Limited Partner; and PHA will retain an interest in each Partnership by virtue of its affiliation with the sole General Partner; and

WHEREAS, pursuant to 24 CFR Part 941, PHA must submit a rental term sheet ("Rental Term Sheet") with respect to each phase of the Mantua Revitalization Project and certain evidentiary documents, as set forth in Exhibit A hereto, as well as certain documents ancillary thereto (the "Evidentiaries") to the U.S. Department of Housing and Urban Development ("HUD") for approval,

THEREFORE BE IT RESOLVED, that the Philadelphia Housing Authority Board of Commissioners hereby authorizes the Executive Director, or his designee, in connection with each Phase of the Mantua Revitalization Project to submit to HUD a Rental Term Sheet and, as applicable, negotiate, conclude, execute and implement the Evidentiaries, including without limitation, the evidentiaries listed on **Exhibit A** attached to this Resolution and such other documents ancillary thereto or necessary for purposes of developing and operating each phase of the Mantua Revitalization Project, and to take all steps necessary to secure HUD's approval of these Evidentiaries and secure the necessary funding set forth herein for the Mantua Revitalization Project; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee to take all steps necessary to secure HUD's approval of the documents referenced herein, including all financing documents, for the development of the Mantua Revitalization Project; and

BE IT FURTHER RESOLVED, subject to the prior written approval of HUD of the Rental Term Sheets and the Evidentiaries, to the extent required, the Executive Director, or his designee, on behalf of the PHA, is hereby authorized, empowered and directed to execute, acknowledge where necessary, attest,

deliver and/or accept and implement the Evidentiaries, including the Ground Lease between PHA and the respective Partnerships in connection with each phase of the Mantua Revitalization Project; and

BE IT FURTHER RESOLVED, that the Executive Director, or his designee, is authorized to apply for and execute any applicable Contracts with appropriate Funding Agencies for funding for the Mantua Revitalization Project and to administer said Contracts in accordance with their terms in connection with the applicable grant programs, including the CFRC Grant and TCAP Funds; and

BE IT FURTHER RESOLVED, that the Executed Director, or his designee, on behalf of PHA, is authorized to negotiate, execute and enter into loan documents evidencing the Phase I Construction/Permanent Loan, the Phase I Bridge Loan, the Phase II Construction/Permanent Loan and the Phase II Bridge Loan; and

BE IT FURTHER RESOLVED, all actions taken heretofore by the Executive Director or his designee(s) with respect to the matters set forth in these resolutions are hereby approved and ratified.

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

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director
Shelley R. James, Chief of Staff

The resolutions were adopted. With that, Commissioner John F. Street, Chairman opened the meeting for public comments. With no public comments being heard, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).