

August 4, 2011

The Board Meeting of the Philadelphia Housing Authority Board of Commissioner for August 2011 was held on Thursday, August 4, 2011, 4:30 pm, at PHA Executive Offices, 12 S. 23rd Street, Philadelphia, Pennsylvania.

Present: Estelle Richman, Board of Commissioner
Michael P. Kelly, Administrative Receiver
Barbara Adams, General Counsel

The Board of Commissioner, Estelle Richman opened the meeting.

With that she asked for remarks from the Administrative Receiver/Executive Director, Mr. Michael P. Kelly stated there was one (1) resolution and two (2) announcements. He introduced PHA's new General Counsel, Barbara Adams. Ms. Adams expressed her appreciation. Whereas Commissioner Richman conveyed her confidence in Ms. Adams as the leader of PHA law department. She announced the appointment of her new position of Acting Deputy Secretary for HUD and the legal conflict concerning the Board of the Philadelphia Housing Authority, therefore in the near future she will be stepping down from the board. Second announcement was read by Audrey Lim, the appointment of Michael Kelly to the permanent position of Executive Director effective August 8, 2011.

I hereby certify that this was
APPROVED BY THE BOARD ON 9/29/11
Barbara Adams, General Counsel
ATTORNEY FOR PHA

Commissioner Richman moved for the adoption of the following minutes.

RESOLUTION NO. 11474

**RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONER TO APPOINT
ADMINISTRATIVE RECEIVER MICHAEL P. KELLY AS EXECUTIVE DIRECTOR OF THE
PHILADELPHIA HOUSING AUTHORITY**

WHEREAS, the power, duty and authority for and the management of the Philadelphia Housing Authority (“PHA”) had been temporarily delegated to the United States Department of Housing and Urban Development (“HUD”) under resolution No. 11441; and

WHEREAS, via the Cooperative Endeavor Agreement (CEA) entered into by and between HUD and PHA on March 4, 2011, HUD and the PHA acknowledged that HUD would act as the Board of Commissioner and assume responsibility for the administration of HUD Programs and would appoint an Administrative Receiver to serve as the Executive Director of the PHA; and

WHEREAS, HUD acting through its Deputy Secretary or his or her successor in office, and his or her designee (hereafter referred to as the “HUD Deputy Secretary”) would have full power, duty and authority to manage, operate, and oversee the assets, projects, programs and personnel of PHA; and

WHEREAS, the HUD Deputy Secretary appointed a HUD executive to serve as the Board of Commissioner of the PHA; and

WHEREAS, Michael P. Kelly had been previously selected to fill the position of Executive Director on an interim basis for an initial period of six (6) months commencing December 6, 2010 and had been subsequently appointed by HUD to serve as the Administrative Receiver while also serving as the Interim Executive Director of the PHA effective March 4, 2011; and

WHEREAS, Mr. Kelly possesses extensive knowledge and more than 25 years of experience in the affordable housing industry helping to build better communities and help families succeed through efficient public program administration; and

WHEREAS, Mr. Kelly has strong qualifications in related fields, specifically a B.A. in Architecture and Urban Planning; an M.A. in Architecture, and an M. A. in Education; and

WHEREAS, such extensive relevant experience and strong qualifications render Mr. Kelly an especially suitable candidate for the position of Executive Director; and

WHEREAS, Mr. Kelly has provided leadership to PHA during a challenging period to maintain organization focus and the delivery of uninterrupted service; and

WHEREAS, Mr. Kelly spearheaded the development of PHA’s Transition Plan emphasizing the creation of a culture of respect, adopting a “back to basics” approach to property management and resident services, and mandated accountability and transparency in conducting PHA’s business; and,

WHEREAS, Mr. Kelly instituted a zero tolerance policy for any violation of PHA’s ethics, harassment, intimidation and discrimination policies and other employment policies intended to eliminate and prevent such practices in employment; and,

WHEREAS, Mr. Kelly reestablished the Office of General Counsel to ensure greater accountability and transparency with respect to legal affairs of the Authority and efficient management of legal costs; and,

WHEREAS, Mr. Kelly re-organized and re-named the Office of Inspector General as the Office of Audit & Compliance to ensure regulatory and operating compliance of all PHA's business transactions; and,

WHEREAS, Mr. Kelly established comprehensive ethics policies and procedures applicable to every PHA employee; and,

WHEREAS, Mr. Kelly executed renegotiated collective bargaining agreements between PHA and Building and Construction Trades Council of Philadelphia and Vicinity, AFSCME DC33, AFSCME DC47, and SEIU Local 32BJ; and,

WHEREAS, the Board of Commissioner has selected Mr. Kelly to fill the position of the Executive Director on a permanent basis and Mr. Kelly desires to be employed by the PHA;

WHEREAS, Mr. Kelly's employment status will be designated as At-Will, subject to the employment terms and conditions as stipulated in the Human Resources Manual and in an offer letter dated August 4, 2011, and will be compensated at an annual starting salary of \$225, 000; and

WHEREAS, Mr. Kelly will still continue in his role as the HUD-appointed Administrative Receiver per the Cooperative Endeavour Agreement dated March 4, 2011 until its expiration; and

BE IT THEREFORE RESOLVED, by and for the Philadelphia Housing Authority, that the PHA Board of Commissioner hereby authorizes the appointment of Michael Kelly as the Executive Director effective August 8, 2011 pursuant to the terms and conditions described in the foregoing clauses and the taking of all actions necessary in connection therewith.

Commissioner Richman thereupon declared the Resolution unanimously adopted.

The resolutions were adopted. With that Commissioner Richman, opened the meeting for public comments. Comments were given by Asia Coney, Vernell Tate, Louise Hannible and Ms. Boyd. With no other public comments being heard Commissioner Richman adjourned the meeting (Copies of the actual transcript will be provided upon written request).