



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES**

**Thursday, October 17, 2024, 2024
3 p.m. at 2013 Ridge Ave., Philadelphia, PA 19121**

The regularly scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order by Chair Lynette Brown-Sow at approximately 3:05 p.m. In addition to the Chair, participants were Vice-Chair Wetzel; Commissioners Clarke, Dwyer, Glenn, Shahid, Wetzel, and Wise; the President & CEO, Kelvin Jeremiah (“CEO”); and the General Counsel and Board Secretary, Laurence M. Redican. Commissioners Camarda and Coney were unable to participate.

After there was a moment of silence, as requested by the Chair to prepare for the work to be done in the meeting, the CEO reviewed the commenting procedures and made the following announcements:

- 1) On October 9th, PHA opened its trauma and healing program, called Vaux PATH, with its new partner, the Joseph J. Peters Institute, to provide mental health and trauma treatment services in an outpatient setting at the Vaux Community Building.
- 2) PHA and Frankel Enterprises recently hosted a ribbon cutting for Bucknell Square and Girard Commons on the site of the former Norman Blumberg Apartments, where the new workforce housing expands the options available, under the \$30 million Choice Neighborhood Implementation Grant.

The Chair asked whether there were any changes to the minutes of the Board meeting of September 19, 2024. Hearing none, the minutes were accepted as submitted.

Five (5) resolutions were presented, reviewed, and unanimously approved.

Resolution No. 12377, attached in Appendix 1, was presented by Andrea Bowman, Corporate Secretary and Deputy General Counsel, for the Board to amend its 2012 policy regarding public participation at Board meetings, to clarify terminology and ensure that viewpoint discrimination is not permitted. Board Vice-Chair Wetzel, Chair of the Policy & Planning Committee that reviewed the resolution, moved for its adoption. Following a second, and there being no discussion (including public comment, for which an opportunity was provided, as it was for all the resolutions), the motion was unanimously approved.

Resolution No. 12378, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President, Supply Chain Management (“EVP-SCM”), to authorize PHA to contract for interior and exterior painting with Hispanic Ventures, Inc.; Milestone Construction Management, Inc.; W & W Contractors, Inc.; Clean Hands Painting, LLC; Sowisdral Landscaping, LLC; Painting By M & M, LLC; and Hot and Cold Mechanical, LLC, in a total aggregate amount not to exceed fifteen million eight hundred thousand dollars (\$15,800,000). The resolution had been reviewed by the Finance Committee prior to its presentation to the Board and Commissioner Shahid, as a member of the Finance Committee, moved for its adoption. After a second, and discussion relating to clarification regarding Section 3 compliance (for this resolution and the three subsequent ones regarding contracts), as well as comments regarding the importance of enhancing entrepreneurial opportunities for minority-owned businesses, the motion was unanimously approved.

Resolution No. 12379, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for general legal services with Kolber & Randazzo PC, Dilworth Paxson LLP, Ballard Spahr LLP, Ahmad Zaffarese LLC, Fox Rothschild LLP, Reno & Cavanaugh PLLC, Kleinbard LLC, and Obermayer Rebmann Maxwell & Hippel LLP, in a total aggregate amount not to exceed five million dollars (\$5,000,000). Since the Finance Committee had reviewed the resolution, Commissioner Shahid moved

for its adoption. Following a second and the opportunity for discussion, of which there was none, the motion was unanimously approved.

Resolution No. 12380, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for title services with Quick Abstract, LLC; Higgins and Welch Real Estate, Inc.; and Property Title and Escrow, LLC dba Property Settlement Services, with the total aggregate amount to be expended under the contracts not to exceed one million five hundred thousand dollars (\$1,500,000). As a member of the Finance Committee that reviewed the resolution, Commissioner Shahid moved for approval and, after a second, and discussion regarding the scope of the contract, the motion was unanimously approved.

Resolution No. 12381, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Plymouth Environmental Company, Inc. for lead abatement services at Raymond Rosen Apartments, with the total amount to be expended under the contract not to exceed one million seven hundred ninety-five thousand six hundred dollars (\$1,795,600). The resolution had been reviewed by the Finance Committee and Commissioner Shahid moved for approval of the resolution. After a second and there being no discussion, the motion was unanimously approved.

Public Comment: There were three public comments, with the first being presented by both Adam Butler and Michael Moran, from Iglesias Gardens, inquiring about how to acquire vacant property. The second public comment was from Prince Johnakin regarding providing a water truck for PHA construction work and questions about alterations to non-PHA properties in Sharswood. The third comment was from Sterling Johnson, expressing his ongoing concerns about expanding housing availability and programs.

There being no further business, the meeting was adjourned, following a seconded motion from Commissioner Shahid, at approximately 3:40 p.m.

Respectfully submitted,



Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

**THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, OCTOBER 17, 2024
AGENDA**

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- A. Call to Order – Lynette Brown-Sow, Chair**
- B. Remarks – Kelvin A. Jeremiah, President & CEO**
- C. Approval of the Minutes of the Board Meeting of September 19, 2024 as distributed**
- D. New Business**
- 1. RESOLUTION AMENDING THE POLICY REGARDING PUBLIC PARTICIPATION AT BOARD MEETINGS**
- Andrea Bowman
- 2. RESOLUTION AUTHORIZING CONTRACTS FOR INTERIOR AND EXTERIOR PAINTING SERVICES WITH HISPANIC VENTURES, INC.; MILESTONE CONSTRUCTION MANAGEMENT, INC.; W & W CONTRACTORS, INC.; CLEAN HANDS PAINTING, LLC; SOWISDRAL LANDSCAPING, LLC; PAINTING BY M & M, LLC; AND HOT AND COLD MECHANICAL, LLC**
- Dave Walsh
- 3. RESOLUTION AUTHORIZING CONTRACTS FOR GENERAL LEGAL SERVICES WITH KOLBER & RANDAZZO PC, DILWORTH PAXSON LLP, BALLARD SPAHR LLP, AHMAD ZAFFARESE LLC, FOX ROTHSCHILD LLP, RENO & CAVANAUGH PLLC, KLEINBARD LLC, AND OBERMAYER REBMANN MAXWELL & HIPPEL LLP**
- Dave Walsh
- 4. RESOLUTION AUTHORIZING CONTRACTS FOR TITLE SERVICES WITH QUICK ABSTRACT, LLC; HIGGINS AND WELCH REAL ESTATE, INC.; AND PROPERTY TITLE AND ESCROW, LLC DBA PROPERTY SETTLEMENT SERVICES**
- Dave Walsh
- 5. RESOLUTION AUTHORIZING A CONTRACT WITH PLYMOUTH ENVIRONMENTAL COMPANY, INC. FOR LEAD ABATEMENT SERVICES AT RAYMOND ROSEN APARTMENTS**
- Dave Walsh
- E. Public Comment Period**

RESOLUTION NO. 12377

RESOLUTION AMENDING THE POLICY REGARDING PUBLIC PARTICIPATION AT BOARD MEETINGS

WHEREAS, the Philadelphia Housing ("PHA") adopted a Policy Regarding Public Participation at Board Meetings ("Policy") on January 26, 2012, by Resolution No, 11502; and


WHEREAS, that Policy noted that PHA recognizes the value of public comment on housing issues and the importance of involving members of the public at Board meetings, as well as the responsibility of the Board for proper governance of PHA and the need to conduct its business in an orderly and efficient manner; and

WHEREAS, while application of the Policy has not reflected or been interpreted to allow viewpoint discrimination, the Board wishes to amend the language in the Policy to be more specific and clarify that viewpoint discrimination is not permitted; and

WHEREAS, an Amended Policy Regarding Public Participation at Board Meetings is attached to this resolution for approval by the Board of Commissioners;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the adoption of the Amended Policy Regarding Public Participation at Board Meetings, effective immediately, and authorizes the President & CEO or his designee to take all actions that may be necessary and appropriate to implement said amended policy.



I hereby certify that this was
APPROVED BY THE BOARD ON 10/17/2024

ATTORNEY FOR PHA



Amended Policy Regarding Public Participation at Board Meetings of the Philadelphia Housing Authority

Effective October 17, 2024

The Board of the Philadelphia Housing Authority ("PHA") recognizes the value of public participation and comment by PHA residents and members of the public at Board meetings, with comments that are related to the business of PHA being part of the exchange of ideas and thoughts that is vital in formulating PHA policies and plans. The Board also recognizes its responsibility for proper governance and the need to conduct PHA's business in an orderly and efficient manner.

Accordingly, the Board hereby amends its 2012 policy governing public participation at Board meetings, adopted under Board Resolution No. 11502, and the Amended Policy is set forth below.

Guidelines:

In order to permit the fair and orderly expression of public comment, the Board shall provide an opportunity at each open meeting of the Board for PHA residents and the public to comment on matters of concern, official action, or deliberation that are before the Board, prior to official action by the Board, as well as for general comments related to PHA business.

Communications by the public are to be expressed with reasonable decorum, whatever the viewpoint, so as to advance constructive consideration of PHA business and decision-making.

Members of the audience shall be invited to speak at Board meetings as follows:

1. There shall be a section on the agenda for public comment upon agenda-related matters prior to a Board vote, as each item is considered after any presentation to the Board regarding such resolution. The Chair of the PHA Board may limit each individual's comments to a period of three (3) minutes in order to allow all members of the public an equal opportunity to speak. In the event that individual comments are thus limited in time, the Chair will appoint a PHA official or employee to keep time by any reasonable means, which shall be disclosed to the public.
2. In addition, the agenda shall provide a section where the public may present matters not specifically before the Board for action, but related to PHA business (the "General Comment Period"). The Chair may limit each individual's comments to a period of three (3) minutes in order to allow all members of the public an equal opportunity to speak. In the event that individual comments are thus limited in time, the Chair will appoint a PHA official or employee to keep time by any reasonable means, which shall be disclosed to the public. The Board shall not be obligated to act on any item not on the agenda during the current meeting or thereafter.
3. Each speaker planning to make public comments must register their intention to do so at the time of their admission to the Board meeting or as otherwise specified by the Chair. This registration process will apply both to comments on matters on the agenda and to the General Comment Period. Public comment shall be provided in the order in which persons appear on the registration list. Once the registration list is exhausted, the Chair may ask if any other person wishes to provide public comment, and, if no response, the General Comment Period shall be closed.

4. Each speaker providing comment may have a one (1) minute rebuttal, at the discretion of the Chair, if a comment is responded to and further information is necessary or required.
5. Each person commenting may address the Board, but shall not yield their time to any other person.
6. Each speaker shall be recognized only once per item.
7. A summary of these procedures will be announced at the beginning of each meeting.

Propriety of a Speaker's Remarks

Comments may express varying viewpoints, but are to be related to the business of PHA. During agenda-related public comments, rather than the General Comment Period, speakers shall confine their comments to the agenda item being discussed.

Members of the audience may bring signs that are not attached to sticks, do not interfere with the meeting or with another individual's viewing of or participation in the meeting, or otherwise violate this Amended Policy.

The selling or marketing of commercial products or services is not allowed and a PHA Board meeting may not be used for political activity or campaigning for a political candidate.

The following are not allowed under this Policy:

- 1) comments with no relationship to the business of PHA;
- 2) verbal attacks on or criticisms of individuals that are unrelated to the business of PHA;
- 3) obscene comments or cursing, loud booing, hissing, or yelling;
- 4) threatening comments or conduct; or
- 5) disruption of the Board meeting by obstreperous or verbally or physically aggressive conduct that interferes with the orderliness of the Board meetings or could lead to damage or liability.

Any of the actions listed above shall be ruled out of order by the Chair, and any speaker continuing with such inappropriate action shall be required by the Chair to relinquish the podium, be taken off the public address system, and/or leave the facility under physical direction where appropriate for the security and orderliness of the meeting and its participants, as the Chair may determine.

Action by the Chair

The Chair may order the removal from the meeting of any person violating this policy, provided the Chair has first issued a warning that continued interference with the orderly process of the meeting will result in removal. Any law enforcement authority or PHA security officer designated by the Chair shall remove any person ordered removed pursuant to these guidelines. The Chair may also adjourn the meeting or, if necessary, adjourn temporarily while removal occurs.

In the event that a person(s) violates this Policy at subsequent Board meetings, the Chair may, with the concurrence of a majority of the Board (if the Board consists of more than one person), direct the General Counsel to take appropriate action, which may include seeking immediate judicial relief or otherwise to bar person(s) who have repeatedly violated this policy from the meeting(s) for an set period, or to seek whatever other appropriate legal remedy will ensure the orderly conduct of the Board meeting(s).

RESOLUTION NO. 12378

RESOLUTION AUTHORIZING CONTRACTS FOR INTERIOR AND EXTERIOR PAINTING SERVICES WITH HISPANIC VENTURES, INC.; MILESTONE CONSTRUCTION MANAGEMENT, INC.; W & W CONTRACTORS, INC.; CLEAN HANDS PAINTING, LLC; SOWISDRAL LANDSCAPING, LLC; PAINTING BY M & M, LLC; AND HOT AND COLD MECHANICAL, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for interior and exterior painting 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

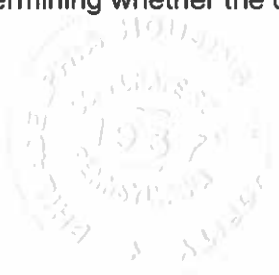
WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Hispanic Ventures, Inc.; Milestone Construction Management, Inc.; W & W Contractors, Inc.; Clean Hands Painting, LLC; Sowisdral Landscaping, LLC; Painting By M & M, LLC; and Hot and Cold Mechanical, LLC; and

WHEREAS, work is to be assigned to the seven (7) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed fifteen million eight hundred thousand dollars (\$15,800,000) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is six million two hundred thousand dollars (\$6,200,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is three million one hundred thousand dollars (\$3,100,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is three million two hundred thousand dollars (\$3,200,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is three million three hundred thousand dollars (\$3,300,000);

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 Hispanic Ventures, Inc.; Milestone Construction Management, Inc.; W & W Contractors, Inc.; Clean Hands Painting, LLC; Sowisdral Landscaping, LLC; Painting By M & M, LLC; and Hot and Cold Mechanical, LLC for a total aggregate amount not to exceed fifteen million eight hundred thousand dollars (\$15,800,000), 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 10/17/2024

ATTORNEY FOR PHA

RESOLUTION NO. 12379

RESOLUTION AUTHORIZING CONTRACTS FOR GENERAL LEGAL SERVICES WITH KOLBER & RANDAZZO PC, DILWORTH PAXSON LLP, BALLARD SPAHR LLP, AHMAD ZAFFARESE LLC, FOX ROTHSCHILD LLP, RENO & CAVANAUGH PLLC, KLEINBARD LLC, AND OBERMAYER REBMANN MAXWELL & HIPPEL LLP

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for general legal 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 Kolber & Randazzo PC, Dilworth Paxson LLP, Ballard Spahr LLP, Ahmad Zaffarese LLC, Fox Rothschild LLP, Reno & Cavanaugh PLLC, Kleinbard LLC, and Obermayer Rebmann Maxwell & Hippel LLP; and


WHEREAS, work is to be assigned to the eight (8) awardees at the discretion of the contracting officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts, combined, shall not exceed five million dollars (\$5,000,000) with a one-year base period and four (4) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the one-year year base period is one million dollars (\$1,000,000); and
- 2) The aggregate not-to-exceed amount for each of the four (4) one-year option periods is one million dollars (\$1,000,000);

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 Kolber & Randazzo PC, Dilworth Paxson LLP, Ballard Spahr LLP, Ahmad Zaffarese LLC, Fox Rothschild LLP, Reno & Cavanaugh PLLC, Kleinbard LLC, and Obermayer Rebmann Maxwell & Hippel LLP, for an amount not to exceed five million dollars (\$5,000,000), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contracts, including determining whether options available under the contracts, if any, shall be exercised.



I hereby certify that this was
APPROVED BY THE BOARD ON 10/17/2024

ATTORNEY FOR PHA

RESOLUTION NO. 12380

**RESOLUTION AUTHORIZING CONTRACTS FOR TITLE SERVICES WITH QUICK ABSTRACT, LLC;
HIGGINS AND WELCH REAL ESTATE, INC.; AND PROPERTY TITLE AND ESCROW, LLC DBA
PROPERTY SETTLEMENT SERVICES**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for title 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 Quick Abstract, LLC; Higgins and Welch Real Estate, Inc.; and Property Title and Escrow, LLC dba Property Settlement Services; and

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

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed one million five hundred thousand dollars (\$1,500,000) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year base period is six hundred thousand dollars (\$600,000);
- 2) The not-to-exceed aggregate amount for the first one-year option period is three hundred thousand dollars (\$300,000);
- 3) The not-to-exceed aggregate amount for the second one-year option period is three hundred thousand dollars (\$300,000); and
- 4) The not-to-exceed aggregate amount for the third one-year option period is three hundred thousand dollars (\$300,000);

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 Quick Abstract, LLC; Higgins and Welch Real Estate, Inc.; and Property Title and Escrow, LLC dba Property Settlement Services; for a total aggregate amount not to exceed one million five hundred thousand dollars (\$1,500,000), 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 10/17/2024
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12381

RESOLUTION AUTHORIZING A CONTRACT WITH PLYMOUTH ENVIRONMENTAL COMPANY, INC.
FOR LEAD ABATEMENT SERVICES AT RAYMOND ROSEN APARTMENTS

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for lead abatement 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 a contract be awarded to Plymouth Environmental Company, 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 within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed one million seven hundred ninety-five thousand six hundred dollars (\$1,795,600) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is six hundred three thousand one hundred dollars (\$603,100);
- 2) The not-to-exceed amount for the first one-year option period is three hundred fifty-seven thousand five hundred dollars (\$357,500);
- 3) The not-to-exceed amount for the second one-year option period is three hundred ninety-seven thousand five hundred dollars (\$397,500); and
- 4) The not-to-exceed amount for the third one-year option period is four hundred thirty-seven thousand five hundred dollars (\$437,500);

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 Plymouth Environmental Company, Inc. for a total amount not to exceed one million seven hundred ninety-five thousand six hundred dollars (\$1,795,600), 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 contract shall be exercised.



I hereby certify that this was
APPROVED BY THE BOARD ON 10/17/2024
Dawn M. Redican
ATTORNEY FOR PHA