

ALLEGHENY COUNTY HOUSING AUTHORITY

Board of Directors Meeting AGENDA

May 22, 2026 — 10:30 A.M.

Central Office Board Room

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Recognition / Proclamations
5. Employee of the Month
6. Public Comment on Agenda Items
7. Motion to Approve the April 17, 2026 Allegheny County Housing Authority Board of Directors Meeting Minutes
8. Old Business
9. New Business
10. **Resolution No. 19 of 2026** – Requesting Approval for The Allegheny County Housing Authority to Dispose Of 37 Units at Uansa Village in McKees Rocks Under a Demolition/ Disposition Plan
11. **Resolution No. 20 of 2026** – Requesting Approval for The Allegheny County Housing Authority to Dispose Of 94 Units at in East Pittsburgh Under a Demolition/ Disposition Plan
12. **Resolution No. 21 of 2026** - Request for Approval to Write Off Tenant Accounts Receivable Collection Losses in the Amount of \$64,338.11 for April 2026
13. **Resolution No. 22 of 2026** – A Resolution requesting approval to award prime construction contracts for the Interior & Exterior Improvements Project at Blawnox Apartments as follows:
 - a. Contract ACHA-1716-GC to Moret Construction, Inc., in the amount of \$5,405,000.00.
 - b. Contract ACHA-1716-PC to Preferred Plumbing and Heating Solutions, LLC, in the amount of \$1,190,000.00.
 - c. Contract ACHA-1716-EC to Merit Electric Group, Inc., in the amount of \$1,865,000.00
14. **Resolution No. 23 of 2026** – Requesting Approval to Renew the HARIE Workers' Compensation Insurance Policy, Effective June 15, 2026 Through June 15, 2027 in the Amount of \$237,343.00

Board Agenda
May 22, 2026
Page 2

15. **Resolution No. 24 of 2026** – Authorizing the Purchase of Health Care Coverage from UPMC Health Plan for the Period of July 1, 2026 through June 30, 2027
16. Comment on General Items
17. Adjournment

RESOLUTION NO. 19 OF 2026

A Resolution – Requesting Approval for The Allegheny County Housing Authority to Dispose Of 37 Units at Uansa Village in McKees Rocks Under a Demolition/ Disposition Plan

WHEREAS, Under PIH Notice 2018-04 (HA), The ACI-IA can dispose of properties. Under this Notice, a PHA certifies it has determined the disposition to be appropriate for reasons that are in the best interest of the residents and the PHA,

WHEREAS, the ACHA owns and operates 37 units at Uansa Village that are past their useful life. Needing significant capital improvements to its infrastructure.

WHEREAS, the units will be demolished and the land will be disposed.

WHEREAS, the Authority now requests approval to demolish and dispose the 37 units at Uansa Village.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Authority:

Section 1. The foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein.

Section 2. The Board of Commissioners of the Authority hereby ratifies, confirms and approves in all respects the Authority's disposition of 6 units in accordance with PIH Notice 2018-04

Section 3. The Executive Director of the Authority and such officers and employees of the Authority as the Acting Executive Director shall designate (each, an "Authorized Officer" and, together, the "Authorized Officers"), are hereby authorized and directed to execute and deliver on behalf of the Authority such other documents, instruments, assignments, certificates, affidavits and agreements in the name of or on behalf of the Authority that may, in the reasonable discretion of the Acting Executive Director, be necessary, advisable or appropriate in connection with the foregoing resolutions.

Section 4. The Board of Commissioners of the Authority hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or such other officers, employees or Commissioners of the Authority, and all lawful papers and documents executed by any of the foregoing on behalf of the Authority where such actions, papers or documents effectuate the intent of this Resolution and the consummation of the transactions and matters set forth herein.

Board Meeting
May 22, 2026
Agenda Item Number 10 (continued)

NOW THEREFORE, be it resolved that after discussion of said Resolution, Commissioner _____ moved that said Resolution be adopted as presented. Commissioner _____ seconded this motion. The question being put upon the final adoption of said Resolution, the roll was called and vote was as follows:

- Chairperson: Mark Foerster _____
- Vice-Chairperson: Sydney Hayden _____
- Commissioner: Derek Uber _____
- Commissioner: Grant Gittlen _____
- Commissioner: Brandon Markosek _____

_____, declared said motion carried and said Resolution was adopted during the Board of Commissioners' Regular Meeting for the Allegheny County Housing Authority on _____, 2026.

Date: _____, 2026

ALLEGHENY COUNTY HOUSING AUTHORITY

By: _____

Mark Foerster, Chairperson

Approved as to form and content: _____



Richard Stephenson, Executive Director

RESOLUTION NO. 20 OF 2026

A Resolution – Requesting Approval for The Allegheny County Housing Authority to Dispose Of 94 Units at Prospect in East Pittsburgh Under a Demolition/ Disposition Plan

WHEREAS, under PIH Notice 2018-04 (HA), The ACHA can dispose of properties. Under this Notice, a PHA certifies it has determined the disposition to be appropriate for reasons that are in the best interest of the residents and the PHA,

WHEREAS, the ACHA owns and operates 94 units at Prospect Terrace that are past their useful life. Needing significant capital improvements to its infrastructure.

WHEREAS, the units will be demolished and the land will be disposed.

WHEREAS, the Authority now requests approval to demolish and dispose the 94 units at Prospect Terrace.

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Authority:

Section 1. The foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein.

Section 2. The Board of Commissioners of the Authority hereby ratifies, confirms and approves in all respects the Authority's disposition of 6 units in accordance with PIH Notice 2018-04

Section 3. The Executive Director of the Authority and such officers and employees of the Authority as the Acting Executive Director shall designate (each, an "Authorized Officer" and, together, the "Authorized Officers"), are hereby authorized and directed to execute and deliver on behalf of the Authority such other documents, instruments, assignments, certificates, affidavits and agreements in the name of or on behalf of the Authority that may, in the reasonable discretion of the Acting Executive Director, be necessary, advisable or appropriate in connection with the foregoing resolutions.

Section 4. The Board of Commissioners of the Authority hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or such other officers, employees or Commissioners of the Authority, and all lawful papers and documents executed by any of the foregoing on behalf of the Authority where such actions, papers or documents effectuate the intent of this Resolution and the consummation of the transactions and matters set forth herein.

**Board Meeting
May 22, 2026
Agenda Item Number 11 (continued)**

NOW THEREFORE, be it resolved that after discussion of said Resolution, Commissioner _____ moved that said Resolution be adopted as presented. Commissioner _____ seconded this motion. The question being put upon the final adoption of said Resolution, the roll was called and vote was as follows:

- Chairperson: Mark Foerster _____
- Vice-Chairperson: Sydney Hayden _____
- Commissioner: Derek Uber _____
- Commissioner: Grant Gittlen _____
- Commissioner: Brandon Markosek _____

_____, declared said motion carried and said Resolution was adopted during the Board of Commissioners' Regular Meeting for the Allegheny County Housing Authority on _____, 2026.

Date: _____, 2026

ALLEGHENY COUNTY HOUSING AUTHORITY

By: _____

Mark Foerster, Chairperson

Approved as to form and content: _____



Richard Stephenson, Executive Director

Board Meeting
May 22, 2026
Agenda Item Number 12

RESOLUTION NO. 21 OF 2026

**A Resolution - Request for Approval to Write Off Tenant Accounts Receivable
Collection Losses in the Amount of \$64,338.11 for April 2026**

WHEREAS, the amount of past due accounts of tenant rent for residents who no longer reside or have been evicted from the Allegheny County Housing Authority for the month of April is \$64,338.11; and

WHEREAS, a total of 27 residents are included in this write-off, 5 of whom were evicted through legal action; and

WHEREAS, all reasonable means of collection have been exhausted:

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Allegheny County Housing Authority:

Section 1. That the approval to write off uncollectable rents in the amount \$64,338.11 is hereby approved.

Section 2. The Executive Director is hereby authorized and shall take such measures as may be necessary to implement the changes outlined in this resolution.

Approved as to form and content: _____



Richard Stephenson, Executive Director

RESOLUTION NO. 22 OF 2026

A Resolution - Requesting Award of Prime Construction Contracts for Interior & Exterior Improvements at Blawnox Apartments As Indicated Below:

- **Contract ACHA-1716-GC to Moret Construction, Inc., in the amount \$5,405,000.00;**
- **Contract ACHA-1716-PC to Preferred Plumbing and Heating Solutions, LLC, in the amount of \$1,190,000.00;**
- **Contract ACHA-1716-EC to Merit Electric Group, Inc., in the amount of \$1,865,000.00; and**

WHEREAS, the original construction of Blawnox Apartments was completed in 1981 and the building is now 45 years old; and

WHEREAS, this project represents the first comprehensive modernization of the building, including replacement of the building envelope, core utility systems, sitework and drainage improvements, dwelling unit upgrades, and overall building amenity improvements throughout; and

WHEREAS, the project is funded through the 2025, 2026, and 2027 Capital Fund Programs; and

WHEREAS, the ACHA publicly received and opened competitive bids on May 14, 2026, and the bid results are attached for reference, with no deduct alternates applied to the contract award prices; and

WHEREAS, the ACHA and AE design consultant, Sleighter Design, have reviewed the bid pricing and determined the pricing to be acceptable, competitive, and within the limits of similar construction performed within the region;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Allegheny County Housing Authority that the following contracts are hereby awarded:

- Contract ACHA-1716-GC to Moret Construction, Inc., in the amount of \$5,405,000.00.
- Contract ACHA-1716-PC to Preferred Plumbing and Heating Solutions, LLC, in the amount of \$1,190,000.00.
- Contract ACHA-1716-EC to Merit Electric Group, Inc., in the amount of \$1,865,000.00.

Approved as to form and content: _____



Richard Stephenson, Executive Director

**Board Meeting
May 22, 2026
Agenda Item Number 14**

RESOLUTION NO. 23 OF 2026

A Resolution - Requesting Approval to Renew the HARIE Workers' Compensation Insurance Policy, Effective June 15, 2026 Through June 15, 2027 in the Amount of \$237,343.00

WHEREAS, the Allegheny County Housing Authority maintains workers' compensation insurance coverage for employees through HARIE; and

WHEREAS, the renewal policy term will be effective June 15, 2026 through June 15, 2027; and

WHEREAS, the total premium for the renewal term is \$237,343.00, which reflects a decrease of \$8,967.00 from the expiring policy premium of \$246,310.00; and

WHEREAS, the reduction in premium is largely attributed to an improvement in the Authority's experience modification factor, which decreased from 1.018 to 1.013;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Allegheny County Housing Authority that the Executive Director is hereby authorized to renew the HARIE Workers' Compensation Insurance Policy, Policy No. HWC 100009887-21, effective June 15, 2026 through June 15, 2027, in the amount of \$237,343.00.

Approved as to form and content:



Richard Stephenson, Executive Director

Board Meeting
May 22, 2026
Agenda Item Number 15

RESOLUTION NO. 24 OF 2026

A Resolution - Authorizing the Purchase of Health Care Coverage from UPMC Health Plan for the Period of July 1, 2026 through June 30, 2027

WHEREAS, the Allegheny County Housing Authority has determined that it is in the best interests of the Authority and its employees to obtain health care and related benefit services from UPMC Health Plan; and

WHEREAS, the authorized officers of the Authority have reviewed the proposed terms, pricing, and scope of services to be provided by UPMC Health Plan and found the plan to be similar to existing coverage; and

WHEREAS, the proposed UPMC Health Plan coverage represents a 6.3% increase over last year, compared with the Authority's renewal rate of 26.6%; and

WHEREAS, all actions previously taken by the officers or representatives of the Authority in connection with the evaluation and negotiation of health care services with UPMC Health Plan are hereby ratified, confirmed, and approved in all respects.

NOW, THEREFORE, BE IT RESOLVED by the Allegheny County Housing Authority:

Section 1. The Authority is hereby authorized to purchase health care coverage and/or related health benefit services from UPMC Health Plan pursuant to the terms and conditions negotiated by the authorized officers of the Authority.

Section 2. The Executive Director is hereby authorized and directed to take such measures as may be necessary to implement this Resolution.

Approved as to form and content:



Richard Stephenson, Executive Director