

**ALLEGHENY COUNTY HOUSING AUTHORITY**  
**Board of Directors Meeting**  
**Friday, January 17, 2025**

**Minutes**

The members of the Board of Directors of the Allegheny County Housing Authority held a regular meeting on Friday, January 17, 2025 at the Authority's Central Office located at 301 Chartiers Avenue, McKees Rocks, PA, 15136. The meeting was held in office. Those present and absent were as follows:

Present: Sydney Hayden  
Mandy Steele  
Mark Foerster  
Derek Uber  
Paul D'Alessandro (via telephone)  
Sara Innamorato

The Chair declared a quorum present, called the meeting to order, and advised those attending that this day prior to the meeting the Board met in-person for an executive session at 9:30 a.m. to discuss matters involving real estate, personnel, and litigation. He also advised those attending that the Board Finance and Audit Committee held a meeting today at 9:00 a.m.

**Attendance:**

Staff and Guests: Grant Gittlen, Ed Nutting, Deron Gabriel, Frank Aggazio, Dr. Beverly Moore, Pat Blackwell, Jenn Jackson, Rich Stephenson, Ellen Parker, Kim Longwell, Frank Magliocco, Luke Lewis, Jenna Robin, Katie Sauer, Nicole Lovato, Kim Evans, Paul Reiber, Tamara Johnson, Rena Peddicord, Joe Simon, Steve Landis and Katie Stohlberg

**Off Agenda Item**

Mark Foerster introduced an off-agenda item, welcoming Allegheny County Executive Sara Innamorato to the room. Mark shared kind words about Sara, highlighting her dedication and hard work in addressing housing issues.

Sara Innamorato expressed her gratitude and stopped by to thank the Allegheny County Housing Authority for its impactful work. She shared her excitement about the ongoing partnerships between county housing and other county departments, emphasizing the significant successes achieved so far.

She highlighted several examples, including the collaboration with Chief Vogel on the alternative 911 response program and the Housing Authority's integral role in the 500/500 initiative. Sara also noted that since her announcement in June 2024, the Housing Authority has housed 209 individuals, brought 164 previously offline units back online, and reaffirmed that housing remains a top priority for her administration.

## **Recognitions/Proclamations**

Frank Aggazio presented Steve Landis with the Employee of the Month award for his outstanding work at Millvue Acres. When a broken line needed urgent attention, Steve went straight into the ditch alongside others to assist. Thanks to Steve's efforts, the ACHA avoided contracting external services, ultimately saving money.

Mandy Steele had the honor of presenting a proclamation from Lieutenant Governor Austin Davis in recognition of Frank Aggazio's extraordinary career. The proclamation celebrated Frank's 38 years of service, with 28 of those years spent as the executive director. Mandy highlighted his unwavering dedication, hard work, and leadership throughout his tenure, underscoring the significant impact Frank has had on the organization. His retirement marks the end of an era, and his legacy of commitment and excellence will be remembered for years to come.

A Legacy Award was also presented by Mark Foerster to Frank Aggazio in recognition of his 38 years of dedicated service to the Allegheny County Housing Authority. Mark briefly mentioned his attempts to persuade Frank to delay retirement but expressed deep gratitude for Frank's role as Executive Director and wished him well as he transitions into retirement. On behalf of the Board and the employees of the ACHA, Mark expressed sincere thanks for Frank's dedication and years of service.

Frank Aggazio accepted his award with gratitude and reflected on his impactful career, starting as a program manager in 1989 and progressing to Executive Director. He highlighted achievements such as securing three HOPE VI awards, dozens of tax credit awards, and maintaining 19 years with no audit findings. Frank emphasized that these accomplishments were a result of teamwork and thanked everyone for their support.

## **Public Comment**

None

## **Approval of Minutes**

Mandy Steele made a motion to approve the Minutes of the December 20, 2024 Board of Directors meeting; the motion was seconded by Derek Uber and carried.

## **Old Business**

None

## **New Business**

### **Board**

1. Motion by Derek Uber, second by Sydney Hayden, accepting the formal retirement resignation of Executive Director Frank Aggazio, effective February 3, 2025.

2. Motion by Derek Uber, second by Sydney Hayden, awarding a longevity bonus to Frank Aggazio in the amount of \$60,000.
3. Motion by Derek Uber, second by Paul D'Alessandro, promoting Chief Financial Officer/Operations Officer Rich Stephenson to the position of Interim Executive Director, effective February 4, 2025.

#### Administration

1. Motion by Mandy Steele, second by Sydney Hayden, approving the renewal of flood insurance policies with National Flood Insurance Program through Philadelphia Indemnity/HAO for one-year term 02/26/2025 – 02/26/2026. Luke Lewis noted that coverage has remained unchanged for five years, with a slight premium increase. Motion carried.
2. Motion by Derek Uber, second by Paul D'Alessandro, approving the Allegheny County Housing Authority to act as Receiver of Bry-Mard Apartments. Motion carried.

#### Finance

1. Motion by Mandy Steele, second by Derek Uber, approving **Resolution #25-01** authorizing transfer of uncollectible tenant accounts in the amount of \$64,909.45. Rich Stephenson explained the issue of nonpayment since COVID-19 and noted Dr. Moore's suggestion to collaborate with Wave Financial to support tenants. Motion carried
2. Motion by Sydney Hayden, second by Derek Uber, authorizing Allegheny County Housing Authority to submit funding application for a Community Development Block Grant in the amount of \$1,500,000. Pat Blackwell explained the funds would be used to replace the trash chute at General Braddock Towers. Motion carried.

#### **Comment on General Items**

None

#### **Adjournment**

Mark Foerster thanked everyone, especially Frank Aggazio. With no further business to conduct, Mandy Steele made a motion to adjourn the meeting; the motion was seconded by Derek Uber and carried.

**ALLEGHENY COUNTY HOUSING AUTHORITY**  
**Board of Directors Meeting**  
**Friday, February 21, 2025**

**Minutes**

The members of the Board of Directors of the Allegheny County Housing Authority held a regular meeting on Friday, February 21, 2025 at the Authority's Central Office located at 301 Chartiers Avenue, McKees Rocks, PA, 15136. The meeting was held in office. Those present and absent were as follows:

Present: Sydney Hayden  
Mandy Steele  
Mark Foerster  
Derek Uber

The Chair declared a quorum present, called the meeting to order, and advised those attending that this day prior to the meeting the Board met in-person for an executive session at 9:30 a.m. to discuss matters involving real estate, personnel, and litigation. He also advised those attending that the Board Finance and Audit Committee held a meeting today at 9:00 a.m.

**Attendance:**

Staff and Guests: Rich Stephenson, Deron Gabriel, Dr. Beverly Moore, Pat Blackwell, Jennifer Jackson, Ellen Parker, Kim Longwell, Frank Magliocco, Luke Lewis, Jenna Robin, Katie Sauer, Nicole Lovato, Kim Evans, Paul Reiber, Mike Vogel, Kate Giammarise and Sarthak Karki

**Public Comment**

None

**Approval of Minutes**

Derek Uber made a motion to approve the Minutes of the January 17, 2025 Board of Directors meeting; the motion was seconded by Mandy Steele and carried.

**Old Business**

Jennifer Jackson noted that the minutes from the September 27, 2024, meeting required corrections.

A motion by Derek Uber, seconded by Paul D'Alesandro, was approved to renew the agreement with the Allegheny County Law Department for the term 01/01/2025 – 12/31/2025, in the amount of \$90,000, for the provision of legal services to the Authority. The contract originally stated the term as 01/01/2024 – 12/31/2024.

A separate motion by Mandy Steele, seconded by Sydney Hayden, approved the correction.  
**Motion carried.**

## **New Business**

### **Administration**

1. Rich Stephenson provided an update on the **Hearth Mary's Project**, a program assisting families affected by domestic violence. On Sunday, February 16, 2025, a family moved into a new home in Plum Borough. Dr. Beverly Moore, Kim Evans, and Rich Stephenson attended the celebration. Additional families are scheduled to move into areas such as Mt. Lebanon, Sewickley, and West Mifflin.

### **Purchasing**

1. A motion by Sydney Hayden, seconded by Mark Foerster, authorized the **Allegheny County Housing Authority** to continue utilizing the **Sourcewell Cooperative Contract #070924-SCC** with **Staples Business** for the procurement of office supplies and workplace solutions. Pat Blackwell noted that this is a five-year contract. Motion carried.

### **Finance**

3. Motion by Derek Uber, second by Mandy, approving **Resolution #25-02** authorizing transfer of uncollectible tenant accounts in the amount of \$133,898.66. Rich Stephenson explained Dr. Moore's suggestion to collaborate with Wave Financial has been set in motion and Dr. Moore's team will work with tenants who struggle paying rent or finding employment. Motion carried

### **Development**

1. Motion by Mandy Steele, second by Sydney Hayden, approving the request for change order GC-1 for contract ACHA-1707-GC in the amount of \$31,370.00 for additional abatement work at Brackenridge Hall. Pat Blackwell explained that eight additional units were found to contain **black mastic**, a glue-like adhesive used for flooring. These units were occupied during the original assessment, so the issue was not initially identified. Motion carried
2. Motion by Mandy Steele, second by Sydney Hayden, approving the request for change order PC-2 for contract ACHA-1707-PC in the amount of \$55,660.00 to replace sanitary piping in crawl space at Brackenridge Hall. Pat Blackwell explained several crawl spaces had broken or cracked pipes. Motion carried

## **Comment on General Items**

None

## **Adjournment**

With no further business to conduct, Derek Uber made a motion to adjourn the meeting; the motion was seconded by Mandy Steele and carried.

**ALLEGHENY COUNTY HOUSING AUTHORITY**  
**Board of Directors Meeting**  
**Thursday, April 17, 2025**

**Minutes**

The members of the Board of Directors of the Allegheny County Housing Authority held a regular meeting on Thursday, April 17, 2025 at the Authority's Central Office located at 301 Chartiers Avenue, McKees Rocks, PA, 15136. The meeting was held in office. Those present and absent were as follows:

Present: Mark Foerster  
Derek Uber  
Sydney Hayden (telephone)

Absent: Mandy Steele  
Grant Gittlen

The Chair declared a quorum present, called the meeting to order, and advised those attending that this day prior to the meeting the Board met in-person for an executive session at 9:30 a.m. to discuss matters involving real estate, personnel, and litigation. He also advised those attending that the Board Finance and Audit Committee held a meeting today at 9:00 a.m.

**Attendance:**

Staff and Guests: Rich Stephenson, Mike Vogel, Jennifer Jackson, Pat Blackwell, Kimberly Longwell, Ellen Parker, Jenna Robin, Luke Lewis, Kim Evans, Paul Reiber, Nicole Lovato, Katie Sauer, Deron Gabriel

**Recognitions/Proclamations**

Rich Stephenson recognized Jennifer Beresford as Employee of the Month, highlighting her outstanding contributions to the Resident Services Department. Although her position was part-time and could not be expanded due to funding limitations, Jennifer—who needed full-time work—reluctantly submitted her resignation. She loved her job and the residents deeply. Her departure sparked a strong response from residents, especially seniors, who praised her dedication and the positive impact she had. Moved by this outpouring of support, the Community Care Department was able to offer Jennifer a full-time position. Rich emphasized that Jennifer's passion and commitment went far beyond her job description, making her a truly exceptional employee.

**Public Comment**

None

**Approval of Minutes**

Derek Uber made a motion to approve the Minutes of the March 21, 2025 Board of Directors meeting; the motion was seconded by Sydney Hayden and carried.

## **Old Business**

None

## **New Business**

### **Administration**

1. A motion was made by Derek Uber, seconded by Sydney Hayden, to authorize the resolution for the renewal of property and liability insurance for the Senior Apartments of Mt. Lebanon. Luke Lewis provided an update, noting that these are standard insurance policies required for all our properties. The renewal rates are favorable: property insurance increased by \$967.00, general liability by \$153.00, while excess liability decreased by \$65.00

### **Finance**

4. Motion by Sydney Hayden, second by Derek Uber, approving **Resolution #25-04** authorizing transfer of uncollectible tenant accounts in the amount of \$83,929.66. Rich Stephenson explained that this amount represents standard write-offs related to tenant evictions with outstanding balances.
5. **Mediation Program Status Overview** – No motion was required. This item provided context on the past four years of collaboration with Just Mediation, highlighting the progress made in rent collection efforts through the program

### **Housing Choice Voucher Program**

1. A motion was made by Derek Uber, seconded by Sydney Hayden, to approve the Change of Occupancy Standards in the Housing Choice Voucher Program. Director Kimberly Longwell explained that the current Administrative Plan already follows the guideline of "two heartbeats per room." However, it also included additional exceptions. To reduce confusion, HUD has requested the removal of those exceptions, leaving only the standard of two heartbeats per room.

## **Comment on General Items**

None

## **Adjournment**

With no further business to conduct, Derek Uber made a motion to adjourn the meeting; the motion was seconded by Sydney Hayden and carried.

**ALLEGHENY COUNTY HOUSING AUTHORITY**  
**Board of Directors Meeting**  
**Friday, May 16, 2025**

**Minutes**

The members of the Board of Directors of the Allegheny County Housing Authority held a regular meeting on Friday, May 16, 2025 at the Authority's Central Office located at 301 Chartiers Avenue, McKees Rocks, PA, 15136. The meeting was held in office. Those present and absent were as follows:

Present: Mark Foerster  
Derek Uber  
Sydney Hayden  
Grant Gittlen

Absent: Mandy Steele

The Chair declared a quorum present, called the meeting to order, and advised those attending that this day prior to the meeting the Board met in-person for an executive session at 9:30 a.m. to discuss matters involving real estate, personnel, and litigation. He also advised those attending that the Board Finance and Audit Committee held a meeting today at 9:00 a.m.

**Attendance:**

Staff and Guests: Rich Stephenson, Dr. Beverly Moore, Mike Vogel, Jennifer Jackson, Pat Blackwell, Kimberly Longwell, Ellen Parker, Jenna Robin, Kim Evans, Nicole Lovato, Katie Sauer, Joe Simon, Frank Magliocco, Jennifer Beresford, Malorie Bartko, Olivia Cook and John Dailey

**Recognitions/Proclamations**

Although recognized in April, Jennifer Beresford was unable to attend that meeting. She was formally acknowledged at this session. Rich Stephenson highlighted her outstanding contributions to the Resident Services Department. Explaining again, her position was part-time and could not be expanded due to funding limitations. Jennifer's departure sparked a strong response from the community and community leaders. The CBCM Department was able to offer Jennifer a full-time position.

**Employee of the Month**

Rich Stephenson introduced the recognition, stating that the Employee of the Month program highlights individuals who exceed expectations and elevate overall standards. Malorie Bartko is a shining example. Malorie began in the Maintenance Department and later became a Work Order Specialist (WOS), continuing to collaborate closely with Maintenance. Joe Simon, Assistant Director of Facilities shared that Malorie began her career at ACHA as a maintenance worker, consistently demonstrating reliability and dedication. She later transitioned to the role of Work



Order Specialist (WOS), where she maintained strong coordination with the maintenance team. Recently, when Region 1's regular WOS, Miss Ang, went on extended leave, Malorie voluntarily stepped in to manage Region 1 calls. Her responsiveness and support were so impactful that several Region 1 employees sent unsolicited emails to management expressing appreciation for her help and professionalism. Joe noted it was the first time he had ever received a direct email from staff specifically requesting someone be recognized. Malorie was commended for her adaptability, strong work ethic, and team spirit.

### **Public Comment**

None

### **Approval of Minutes**

A motion was made to approve the minutes from the April 17, 2025, ACHA Board of Directors Meeting.

**Motion:** Sydney Hayden

**Second:** Derek Uber

**Vote:** Unanimously approved

### **Old Business**

None

### **New Business**

**Resolution No. 20 of 2025 – Requesting the approval of Change Order EC-1 – to install a new fire alarm system at Brackenridge Hall in the amount of \$139,544.00.**

Pat Blackwell explained that the original scope of work for the Brackenridge Hall renovation project intentionally excluded the fire alarm system to avoid additional architectural and engineering (A&E) costs that could have exceeded \$800,000. The intent was to procure the fire alarm separately to ensure compatibility with ACHA's preferred vendor—Johnson Controls—used throughout their building inventory. After negotiations, Sargent Electric submitted a competitive proposal that met all requirements at a reasonable cost. The installation is necessary to meet current fire safety codes. Approval was recommended.

**Motion:** Grant Gittlen

**Second:** Derek Uber

**Vote:** Unanimously approved

**Resolution No. 21 of 2025 – Requesting the approval of Contract ACHA-1723 for floor covering services to Steinberger Floors, Inc.**

Pat Blackwell informed the Board that the existing contract for flooring services had expired. In accordance with procurement policy, the Authority publicly solicited bids. Steinberger Floors, Inc. was the lowest responsive and responsible bidder. The contract includes services such as carpet and flooring installation across ACHA properties. Approval was recommended.

**Motion:** Derek Uber

**Second:** Grant Gittlen

**Vote:** Unanimously approved

**Resolution No. 22 of 2025 – Requesting the approval to write off Collection Losses in the amount of \$92,312.14 from Tenant Accounts Receivable for the month of April**

Katie Sauer explained that the amount represents outstanding tenant balances that are deemed uncollectible. These typically include charges for former tenants who were evicted or vacated, many of whom left owing rent and/or maintenance charges. One specific case involved a tenant with significant maintenance-related costs, which contributed substantially to the total amount.

**Motion:** Sydney Hayden

**Second:** Derek Uber

**Vote:** Unanimously approved

**Comment on General Items**

Pat Blackwell commended the updated format of the board packet and resolution templates, noting they enhanced readability and professionalism. He acknowledged Jennifer Jackson for her initiative in implementing the new structure, stating that while he and Chairman Foerster supported the concept, Jennifer “ran with it” and executed it successfully.

Mark Forester extended gratitude to all ACHA staff for their efforts, especially in managing issues caused by the recent storms. He expressed sincere thanks for their dedication and teamwork.

**Adjournment**

A motion was made to adjourn the meeting.

**Motion:** Grant Gittlen

**Second:** Sydney Hayden

**Vote:** Unanimously approved

**ALLEGHENY COUNTY HOUSING AUTHORITY**  
**Board of Directors Meeting**  
**Friday, June 20, 2025**

**Minutes**

The members of the Board of Directors of the Allegheny County Housing Authority held a regular meeting on Friday, June 20, 2025 at the Authority's Central Office located at 301 Chartiers Avenue, McKees Rocks, PA, 15136. The meeting was held in office. Those present and absent were as follows:

Present: Mark Foerster  
Derek Uber  
Sydney Hayden

Absent: Mandy Steele  
Grant Gittlen

The Chair declared a quorum present, called the meeting to order, and advised those attending that this day prior to the meeting the Board met in-person for an executive session at 9:30 a.m. to discuss matters involving real estate, personnel, and litigation. He also advised those attending that the Board Finance and Audit Committee held a meeting today at 9:00 a.m.

**Attendance:**

Staff and Guests: Rich Stephenson, Mike Vogel, Jennifer Jackson, Kim Evans, Nicole Lovato, Frank Magliocco, Olivia Cook, Randi Beattie, Joan Mills, Mike Wilkins and Deron Gabriel

**Recognitions/Proclamations**

None

**Employee of the Month**

None

**Public Comment**

None

**Approval of Minutes**

A motion was made to approve the minutes from the May 16, 2025, ACHA Board of Directors Meeting.

**Motion:** Sydney Hayden

**Second:** Derek Uber  
**Vote:** Unanimously approved

**Old Business**

None

**New Business**

**Resolution No. 23 of 2025 – Requesting the approval and authorization for submission to HUD of the 2025–2026 Agency Plan**

A public hearing was held to present the proposed changes to the Agency Plan. Presentations were given by Nicole Lovato and Randi Beattie outlining updates including removal of the foster care preference, earned income disallowance, HOTMA compliance updates, changes to preferences, waitlist policy adjustments, and new HQS requirements. Resident Advisory Board agreed with all changes. Additional remarks were made by Rich Stephenson and Sydney Hayden recognizing staff efforts.

**Motion:** Derrick Uber  
**Second:** Sydney Hayden  
**Vote:** Unanimously approved

**Resolution No. 24 of 2025 – Requesting approval to close 32 inactive accounts at PNC Bank**

Rich Stephenson explained that the Finance Department, led by Katie Sauer and Tyler Norris, conducted a review of dormant accounts. Thirty-two accounts were identified for closure, resulting in potential cost savings.

**Motion:** Sydney Hayden  
**Second:** Derek Uber  
**Vote:** Unanimously approved

**Resolution No. 25 of 2025 – Requesting the approval to write off collection losses in the amount of \$37,830 from Tenant Accounts Receivable for the month of May**

Rich Stephenson explained that the amount represents standard evictions and unit turnovers, with lingering COVID-related balances. Discussions with Allegheny County DHS are ongoing regarding addressing outstanding balances.

**Motion:** Derek Uber  
**Second:** Sydney Hayden  
**Vote:** Unanimously approved

### **Resolution No. 26 of 2025 – Requesting the approval of Fiscal Year 2024 Single Audits**

Rich Stephenson reported that the FY 2024 audit, conducted by Maher Duessel, was submitted with no findings for the 18th consecutive year. Mark Foerster and the board commended all departments for their contributions.

**Motion:** Sydney Hayden

**Second:** Derek Uber

**Vote:** Unanimously approved

### **Resolution No. 27 of 2025 – Requesting the approval for 6–8 persons to attend the Emphasis User Connect Conference in Orlando, FL (October 26–29, 2025), pending funding**

Rich Stephenson noted the financial importance of the conference but expressed concerns due to current budget constraints. Early approval was requested to secure discounted rates, with the understanding that plans may change based on funding availability.

**Motion:** Derek Uber

**Second:** Sydney Hayden

**Vote:** Unanimously approved

### **Comment on General Items**

Mark Foerster shared an update on the ongoing national search for a permanent Executive Director. The board is reviewing applications and will conduct interviews soon. The board is confident in finding a highly qualified candidate and appreciates everyone's patience during this process.

### **Adjournment**

A motion was made to adjourn the meeting.

**Motion:** Derek Uber

**Second:** Sydney Hayden

**Vote:** Unanimously approved

**ALLEGHENY COUNTY HOUSING AUTHORITY**  
**Board of Directors Meeting**  
**Friday, July 18, 2025**

**Minutes**

The members of the Board of Directors of the Allegheny County Housing Authority held a regular meeting on Friday, July 18, 2025 at the Authority's Central Office located at 301 Chartiers Avenue, McKees Rocks, PA, 15136. The meeting was held in office. Those present and absent were as follows:

Present: Mark Foerster  
Derek Uber  
Sydney Hayden  
Mandy Steele  
Grant Gittlen

The Chair declared a quorum present, called the meeting to order, and advised those attending that this day prior to the meeting the Board met in-person for an executive session at 9:30 a.m. to discuss matters involving real estate, personnel, and litigation. He also advised those attending that the Board Finance and Audit Committee held a meeting today at 9:00 a.m.

**Attendance:**

Staff and Guests: Rich Stephenson, Mike Vogel, Jennifer Jackson, Kim Evans, Nicole Lovato, Beverly Moore, Olivia Cook, Deron Gabriel, Robert Helwig, Pat Blackwell, Seth Lovato, Paul Reiber, Jenna Robin, Luke Lewis, Tamara Johnson, India Reed, Ellen Parker, Kim Longwell, Katie Stohlberg, Katie Sauer, Ed Mogus, Iyana Bridges and Kate Giammarise

**Recognitions/Proclamations**

Iyanna Bridges was celebrated as a graduate of the Family Self-Sufficiency (FSS) program. Beverly Moore and India Reed acknowledged that Iyanna is currently enrolled in the Nursing program at Duquesne University, a member of the Black Nurses Association and works as a doula. She is the mother of four daughters—Malaya, Tahji, Nzingha, and Soleil—and completed the Way Home Ownership program. She received a certificate for completing the five-year program and an escrow check of \$27,576. Board members and staff commended her accomplishments.

**Employee of the Month**

Rich Stephenson recognized Seth Lovato, a maintenance staff member who has played a pivotal role in supporting new properties acquired through tax credit programs and the 500-500 initiative. Rich shared that Seth has consistently gone above and beyond, handling emergency issues such as a generator outage over the weekend, and has done so with a positive attitude. Seth was presented with the Employee of the Month number as a gesture of gratitude.

## **Public Comment**

None

## **Approval of Minutes**

A motion was made to approve the minutes from the June 20, 2025, ACHA Board of Directors Meeting.

**Motion:** Sydney Hayden

**Second:** Derek Uber

**Vote:** Unanimously approved

## **Old Business**

None

## **New Business**

**Resolution No. 28 of 2025 – Requesting approval to award Contract ACHA-1722 for refuse collection services to BFI Waste Services of Pennsylvania d/b/a Republic Services of Pittsburgh**

Paul Reiber explained that this five-year contract for garbage removal was awarded to Republic Services as the lowest bidder. Republic has previously performed well.

**Motion:** Mandy Steele

**Second:** Grant Gittlen

**Vote:** Unanimously approved

**Resolution No. 29 of 2025 – Requesting approval to engage Maher Duessel to perform annual audit services including a single audit for FY25, FY26, and FY27 under Contract ACHA-1724**

Rich Stephenson explained that Maher Duessel was selected after a competitive bid process involving multiple firms. Maher Duessel is a highly rated local firm and has been HUD-reviewed.

**Motion:** Derek Uber

**Second:** Sydney Hayden

**Vote:** Unanimously approved

**Resolution No. 30 of 2025 – Requesting approval to write off collection losses in the amount of \$96,233.28 from Tenant Accounts Receivable for the month of June**

Katie Sauer reported that the total represents 29 residents, 21 of whom were evicted through legal action. The balances accumulated through prolonged legal proceedings and nonpayment.

**Motion:** Derek Uber  
**Second:** Sydney Hayden  
**Vote:** Unanimously approved

**Resolution No. 31 of 2025 – Requesting approval to renew property and liability insurance for the Orchard Park**

Luke Lewis stated that the insurance renewal through HAI showed modest increases (~5%) and efforts are underway to align policy dates to a January 1st effective date.

**Motion:** Mandy Steele  
**Second:** Derek Uber  
**Vote:** Unanimously approved

**Resolution No. 32 of 2025 – Requesting approval to award Contract ACHA-1717 to Moret Construction Co., Inc. in the amount of \$1,721,000 for trash chute system installation at General Braddock Tower**

Pat Blackwell explained that this project will allow closure of the last garbage incinerator in Pennsylvania. Moret Construction was the lowest responsible bidder.

**Motion:** Sydney Hayden  
**Second:** Grant Gittlen  
**Vote:** Unanimously approved

**Resolution No. 33 of 2025 – Requesting approval of Change Order #3 to Contract ACHA-1710 with R&B Mechanical Inc. in the amount of \$39,211.45**

Pat Blackwell noted that the new sanitary waste line is necessary due to a collapsed pipe previously expected to support the new boiler room at Millview Acres.

**Motion:** Grant Gittlen  
**Second:** Mandy Steele  
**Vote:** Unanimously approved

**Resolution No. 34 of 2025 – Requesting authorization to use PA COSTARS Contract 025-E22-523 for the purchase of three fleet vehicles from Colussy Chevrolet**

Paul Reiber noted two of the vehicles are 12 years old with high mileage. Rich Stephenson added that the third vehicle, a box truck, is funded through a DHS grant to transport donated furniture for residents.

**Motion:** Sydney Hayden  
**Second:** Derek Uber  
**Vote:** Unanimously approved



**Resolution No. 35 of 2025 – Requesting approval for ACHA to withdraw as sole member of Bry-Mard Apartments, Inc.**

Pat Blackwell and Rich Stephenson explained that ACHA was the court-appointed receiver. Now that receivership duties are complete, ownership will transfer to an ACHA-affiliated nonprofit entity.

**Motion:** Grant Gittlen

**Second:** Mandy Steele

**Vote:** Unanimously approved

**The Chair called for a motion to appoint Richard Stephenson as the permanent Executive Director of the Allegheny County Housing Authority at the current salary.**

**Motion:** Derek Uber

**Second:** Sydney Hayden

**Vote:** Unanimously approved

Following his appointment, Rich Stephenson thanked the Board and expressed deep gratitude for the opportunity. He reflected on his years in finance and how the challenges of the pandemic shifted his focus toward resident services and empowerment. He emphasized that his goal as Executive Director is to help residents break cycles of generational poverty by connecting them with housing, education, training, and career advancement programs.

**Comment on General Items**

Mark Foerster and the board acknowledged the thorough national search process for the Executive Director. Gratitude was extended to consultant Frank Aggazio and staff for their support. Executive sessions were held on July 9th and July 18th regarding this appointment.

**Adjournment**

A motion was made to adjourn the meeting.

**Motion:** Mandy Steele

**Second:** Derek Uber

**Vote:** Unanimously approved

**ALLEGHENY COUNTY HOUSING AUTHORITY**  
**Board of Directors Phone Poll Meeting**  
**August 27, 2025**

**Minutes**

The members of the Board of Directors of the Allegheny County Housing Authority held a **phone poll meeting** on Wednesday, August 27, 2025, at 10:30 a.m. The meeting was held via teleconference. Those present and absent were as follows:

Present: Mark Foerster  
Derek Uber  
Sydney Hayden  
Mandy Steele  
Grant Gittlen

**Attendance:**

Staff and Guests: Mike Vogel, Jennifer Jackson, Beverly Moore, Deron Gabriel, John Daley, Pat Blackwell, Frank Magliocco, Tamara Dudukovich

**New Business**

**Resolution No. 36 of 2025** – Approval of application to the Pennsylvania Department of Community and Economic Development for grant funds for affordable housing development in McKees Rocks, PA.

Motion: Sydney Hayden  
Second: Mandy Steele  
Vote: Unanimously approved

**Resolution No. 37 of 2025** – Approval to renew the Software Maintenance Agreement with Emphasis Software for 2025–2026.

Motion: Derek Uber  
Second: Mandy Steele  
Vote: Unanimously approved

**Resolution No. 38 of 2025** – Approval of Change Order GC11, Contract ACHA 1707 (Brackenridge Hall), \$35,835.94 for flooring and ADA-related improvements.

Motion: Sydney Hayden  
Second: Derek Uber  
Vote: Unanimously approved

**Resolution No. 39 of 2025** – Approval of Change Order MC5, Contract ACHA 1707 (Brackenridge Hall), \$27,597 for ductwork and bathroom venting.

Motion: Grant Gittlen

Second: Mandy Steele

Vote: Unanimously approved

**Resolution No. 40 of 2025** – Approval of Change Order MC4, Contract ACHA 1710 (Millvue Acres), \$29,295.86 for boiler piping reconfiguration.

Motion: Mandy Steele

Second: Sydney Hayden

Vote: Unanimously approved

**Resolution No. 41 of 2025** – Approval of Change Order MC5, Contract ACHA 1710 (Millvue Acres), \$22,450.20 for installation of four new hydronic insulated enclosures.

Motion: Grant Gittlen

Second: Derek Uber

Vote: Unanimously approved

### **Adjournment**

A motion was made to adjourn the meeting.

Motion: Derek Uber

Second: Grant Gittlen

Vote: Unanimously approved