

ALLEGHENY COUNTY HOUSING AUTHORITY

Board of Directors Meeting AGENDA

October 17, 2025 — 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 September 26, 2025, Allegheny County Housing Authority Board of Directors Meeting Minutes
8. Old Business
9. Resolution No. 50 of 2025 – Approving the Renewal of Property, Liability, and Excess Liability Insurance for Hawkins Redevelopment (Heritage Highlands I)
10. Resolution No. 51 of 2025 – Requesting the approval to write off Collection Losses in the amount of \$45,448.53 from Tenant Accounts Receivable for the month of September
11. Resolution No. 52 of 2025 – Requesting Approval of Change Order PC-4 to McRandal Company, Inc. for Gas Service Line Replacement at Brackenridge Hall in the amount of \$33,470.00.
12. Comment on General Items
13. Adjournment

RESOLUTION NO. 50 OF 2025

A Resolution – Approving the Renewal of Property, Liability, and Excess Liability Insurance for Hawkins Redevelopment (Heritage Highlands I)

WHEREAS, the Allegheny County Housing Authority (“Authority”) maintains property, liability, and excess liability insurance coverage for Hawkins Redevelopment, also known as Heritage Highlands I; and

WHEREAS, the total insured building value (Total Insurable Value, or TIV) remains unchanged from the prior policy year, with the expiring and renewal TIV both at \$15,391,911; and

WHEREAS, the Authority has received renewal quotes reflecting a 1.47% increase in property insurance premiums, with the renewal premium totaling \$48,550.72, previously \$47,864; and

WHEREAS, the general liability insurance renewal reflects a 3.23% increase in premium, with the renewal premium totaling \$4,443.62, previously \$4,304; and

WHEREAS, the excess liability insurance renewal premium totals \$5,181.43, compared to the expiring premium of \$5,254; and

WHEREAS, after review, the Authority’s Executive Operations and HR Officer recommends approval of the renewal policies as presented;

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

Section 1. The renewal of property, liability, and excess liability insurance coverage for Hawkins Redevelopment (Heritage Highlands I) as detailed above is hereby approved.

Section 2. The Executive Director is hereby authorized and directed to execute and take such actions as may be necessary to implement this renewal and ensure continuous insurance coverage for the property.

Approved as to form and content:


Richard Stephenson, Executive Director

RESOLUTION NO. 51 OF 2025

A Resolution – Requesting the approval to write off Collection Losses in the amount of 45,448.53 from Tenant Accounts Receivable for the month of September

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 September is \$45,448.53; and

WHEREAS, a total of 13 residents are included in this write-off, 8 of whom were evicted through legal action; and

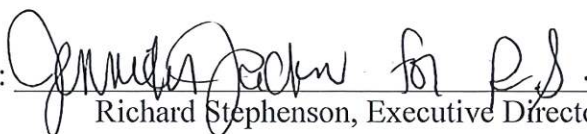
WHEREAS, all reasonable means of collection have been exhausted:

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 of \$45,448.53 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. 52 OF 2025

A Resolution – Requesting Approval of Change Order PC-4 to McRandal Company, Inc. for Gas Service Line Replacement at Brackenridge Hall in the amount of \$33,470.00.

WHEREAS, in early August 2025, the gas company visited Brackenridge Hall to replace the aged gas meter and discovered a leak. Gas service was cut and capped at Nelson Avenue (alley behind building); and

WHEREAS, The ACHA requested a price from the modernization plumbing contractor, McRandal Company, Inc. for replacement of approximately 60' of below grade gas service line from Nelson Avenue (alley) to building.

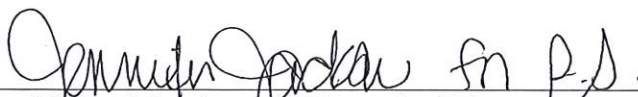
WHEREAS, the proposed price of \$33,470.00 with McRandal Company, Inc., has been evaluated, reviewed and found to be satisfactory by ACHA;

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

Section 1. Change Order PC-4 Gas Service Line Replacement at Brackenridge Hall 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 the resolution.

Approved as to form and content: _____


Richard Stephenson, Executive Director