



PUBLIC HOUSING AUTHORITY COMMISSION

Regular Meeting Minutes
Monday, May 10, 2021

MINUTES OF THE PUBLIC HOUSING AUTHORITY COMMISSION (PHAC) OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago St., on Monday, May 10, 2021.

CHAIRMAN KEVIN HARTKE CALLED THE MEETING TO ORDER at 6:02 p.m.

The following members answered roll call:

Kevin Hartke	Chairman
Mark Stewart	Vice Chairman
OD Harris	Commissioner
René Lopez	Commissioner
Terry Roe	Commissioner
Christine Ellis	Commissioner
Matt Orlando	Commissioner
Vanessa Dearmon	Commissioner

Also in attendance:

Joshua Wright	Acting City Manager
Kelly Schwab	City Attorney
Dana DeLong	Recording Secretary

UNSCHEDULED PUBLIC APPEARANCES

DEBORAH GIANNECCHINI, said she worked for Chandler Unified School District and was on the Section 8 Housing Voucher wait list. Ms. Giannecchini said it was very challenging to continue to serve the special education children at CUSD with the skyrocketing price of one bedroom apartments. Ms. Giannecchini said on February 1 she was contacted by Public Housing regarding an available unit on McQueen and Chandler with a \$400 deposit. Her current leasing manager wanted several thousand dollars to break the lease which has made it impossible to consider public housing under these restrictions. Ms. Giannecchini asked Council to think of ideas that would allow teachers to afford to live here. Ms. Giannecchini said a lot of people are leaving CUSD because they cannot afford to live here, but there is a teacher shortage.

MAYOR HARTKE asked staff to follow up with Ms. Giannecchini.

CONSENT AGENDA – DISCUSSION

None.

CONSENT AGENDA – MOTION AND VOTE

VICE CHAIR STEWART MOVED TO APPROVE THE CONSENT AGENDA OF THE MAY 10TH, 2021, PUBLIC HOUSING AUTHORITY COMMISSION MEETING; SECONDED BY COMMISSIONER LOPEZ.

MOTION CARRIED BY UNANIMOUSLY (8-0).

CONSENT AGENDA ITEMS

1. April 2021 Public Housing Authority Commission Minutes
Move to approve the Public Housing Authority Commission meeting minutes of the Regular Meeting of April 5, 2021.
2. Agreement No. HO1-031-4309, with DC Demo, LLC, dba RM3 Mechanical, for Public Housing Heat Pump Replacement Services
Move that Public Housing Authority Commission (PHAC) approve Agreement No. HO1 031-4309, with DC Demo, LLC, dba RM3 Mechanical, for public housing heat pump replacement services, in an amount not to exceed \$257,860.

BACKGROUND FROM COUNCIL MEMO:

This project consists of the removal and replacement of 51 package heat pumps that are over ten years old. The new HVAC units come with a ten-year warranty that reduces maintenance calls and costs for Housing staff. The units are energy efficient, which helps to achieve U.S. Department of Housing and Urban Development (HUD) mandated energy efficiency goals. This project is part of the Housing Division's ongoing Capital Improvement Program. HUD previously approved the HVAC replacement project in Housing's Five-Year Action Plan. While the bid is \$247,860, staff is including an additional \$10,000 in contingency for unforeseen costs during the replacement of the heat pumps for a total of \$257,860.

ADJOURNMENT

The meeting was adjourned at 6:06 p.m.

ATTEST:

Dana DeLong, Recording Secretary

Kevin Hartke, Chairman

Approved: _____, 2021