

HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

4700 BROADWAY, GALVESTON, TX 77551

DEPARTMENT : **Executive**

FUNDING SOURCE :

Date: 6/9/2011 0:00

REQUIRED DELIVERY DATE :

REQUEST NUMBER : 107

PROJECT NAME:

PLEASE DO NOT LIST DIFFERENT CLASSES OF ITEMS ON THE SAME REQUEST (OFFICE SUPPLIES, BUILDING SUPPLIES, ETC.)

QUANTITY	UNIT	DESCRIPTION OF ITEM	UNIT PRICE	TOTAL
		Technical Services		\$25,000.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
				\$25,000.00

PURPOSE/JUSTIFICATION FOR THIS REQUEST: Technical services to GHA

SUGGESTED SOURCES: Sole Source

(PLEASE LIST AT LEAST 1 AND 3 IF POSSIBLE BECAUSE IT WILL EXPEDITE REQUEST. THE BUYER MUST SOLICIT 3 SOURCES IF OVER \$2,000.00)

NAME:	Pittsburgh Neighborhood Preservation Services
ADDRESS:	1407 Sheffield Street, Suite 3
City, St., Zip	Pittsburgh, PA. 15233
PHONE:	1-414-736-8080
NAME:	
ADDRESS:	
City, St., Zip	
PHONE:	
NAME:	
ADDRESS:	
City, St., Zip	
PHONE:	

SHIP TO ADDRESS:

NAME AND TITLE OF REQUESTER:

KENNETH SEVIER
Procurement manager

SIGNATURE AND DATE:

Kenneth Sevier 6/27/11

I HEREBY CERTIFY THAT FUNDS ARE AVAILABLE IN THE AMOUNT STATED ABOVE FOR THE PURPOSE LISTED.

NAME AND TITLE OF APPROVING OFFICIAL:

SIGNATURE AND DATE:

Mona Ferguson 6/27/11

ACCOUNTING AND FINANCE COORDINATION AND FUNDING CITE INFORMATION:

AS 6/29/2011
DIRECTOR OF FINANCE

916019
50-x-918001

REQUIRED FUNDING CITATION

AS

HOUSING AUTHORITY

OF THE CITY OF GALVESTON, TEXAS

409 / 765-1900

77551



Central Office 4790 Broadway

June 27, 2011

Pittsburgh Neighborhood Preservation Services
ATTN: Stanley A. Lowe, President
1407 Sheffield Street, Suite 3
Pittsburg, PA 15233

Dear Mr. Lowe:

The Galveston Housing Authority (GHA) has issued Pittsburgh Neighborhood Preservation Services a Purchase Order, #00107, not to exceed the amount of \$25,000 for Technical Consultant services to GHA and its Board of Commissioners. Please refer to this purchase order number when invoicing GHA.

If you have any questions concerning this purchase order, please call Pat Montemayor at 409/765-1904.

Thank you,

Mona Purgason
Deputy Executive Director

MP/PM/p,

Member
National Association of Housing
and Redevelopment Officials (NAHRO)

Member
Public Housing Authorities
Directors Association

Member
Texas Housing
Association

BILL TO:

Galveston Housing Authority
4700 Broadway
Galveston, TX 77551
(409) 765-1900

Type of PO:

Purchase Order #

00107

Regular
Blanket
Service

X

P.O. Issued To:

Ship To:

Pittsburgh Neighborhood Preservation Services

4700 Broadway

Suite 3
1407 Sheffield Street
Pittsburgh, PA. 15233
1-414-736-8080

PO Issue Date: 6/9/2011

PO Department: Development

PO Distribution Code: _____

QUANTITY	UNIT (S)	DESCRIPTION	UNIT RCVD	UNIT COST	TOTAL COST
1		Technical Consultant to the Board of Commissioners		\$ 25,000.00	\$25,000.00

P.O. is not to exceed \$25,000.00

Attachment: Scope of Services

Procurement: Sole Source

TOTAL PO

SUBTOTAL:

\$25,000.00

FREIGHT:

\$0.00

TOTAL

\$25,000.00

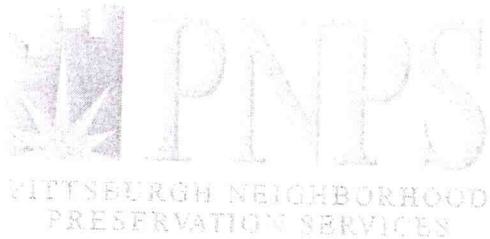
Mona Pugazot 6/27/11

AUTHORIZED SIGNATURE

EXHIBIT A

Scope of Work

- Provide technical assistance to the Board of GHA around best practices and relevant examples of public/private partnerships
- Participate in the process of negotiating a predevelopment agreement and a master development agreement with the developer selected by the Board of GHA
- Develop a communications plan and assist with communicating GHA's development efforts to stakeholders and the broader public
- Continue to provide technical assistance to the Board of GHA related to ongoing project planning and strategies
- Assist GHA in other matters as it relates to the operations and organization of the Authority



June 7, 2011

Mr. Kenneth Sevier
Procurement Manager
Galveston Housing Authority
4700 Broadway
Galveston, Texas 77551

**RE: Letter of Interest for Technical Assistance,
Developer Selection,
Strategic Planning,
Project Implementation**


Dear Mr. Sevier:

On behalf of Pittsburgh Neighborhood Preservation Services (PNPS), I am pleased to submit this letter of interest in response to your recent inquiry for additional technical assistance services. PNPS was pleased to provide technical assistance to Harish Krishnarao and Galveston Housing Authority (GHA) board of commissioners April 18th – 19th 2011. These services included discussions and recommendations concerning GHA Commissioner Responsibilities, Vision, Financing & Partnerships, and an overview of Policy, Procedures, and Infrastructure. An outline of the training agenda we completed is attached.

As the former Executive Director of a large public housing authority and as Vice President for Community Revitalization for the National Trust for Historic Preservation, I am certain PNPS possesses the skills you require. Further, I am teaming up with Palo Alto Partners and collectively we have over four decades of experience working in the community and economic development arena. Our team understands the challenges of protecting GHA's valuable resources during the process of negotiating with a private developer.

Thank you for your recent inquiry and know that this communication serves as confirmation that we are prepared to perform the work. Do not hesitate to contact me if you require additional information or clarification.

Sincerely yours,


Stanley A. Lowe, President
Pittsburgh Neighborhood Preservation Services

Enclosures



Submitted By
Pittsburgh Neighborhood Preservation Services

With
Palo Alto Partners

QUALIFICATIONS

Stanley Lowe, Principal, PNPS

Stanley Lowe has a distinguished track record of working with community-based organizations and non-profit organizations throughout the City of Pittsburgh and across the country. His work through PNPS has provided technical services to: Northshore Community Alliance (NCA); Manchester Citizens Corporation (MCC); New Orleans Neighborhood Development Collaborative (NONDC); Preservation Resource Center of New Orleans (PRC); Northview Heights Estates Public Housing Tenant Council; and Fineview Citizens Council (FCC).

In addition to his community service, Stanley Lowe previously served as Assistant to former Pittsburgh Mayor Tom Murphy and as Executive Director of Pittsburgh's Housing Authority. As Assistant to the Mayor, Stanley held the position of Director of Neighborhood Housing and Policy Planning and coordinated communications between the Mayor's Office and community-based organizations in order to develop neighborhood strategic plans. Fostering public/non-profit relationships, Stanley worked with the Department of City Planning and the Bureau of Building Inspection to reach mutually-shared goals set forth through his community outreach initiatives. As Executive Director of the Pittsburgh Housing Authority, he was responsible for three Hope VI initiatives (Manchester, Oak Hill, and Bedford Dwellings) exceeding development costs of over \$100 million.

Stanley was employed as Vice President of Pittsburgh History and Landmarks Foundation, and provided technical assistance to several community-based organizations. He founded the Northside Leadership Conference, a coalition of community-based organizations on Pittsburgh's Northside who address neighborhood issues, and Pittsburgh Community Reinvestment Group (PCRG), a coalition of community leaders who work to provide economic justice and assist citizens in obtaining the financial resources to revitalize their communities.

Tom Hardy, Principal, Palo Alto Partners

In 2009, Tom Hardy established Palo Alto Partners after more than a decade of experience with community development corporations including South Side Local Development Company and Manchester Citizens Corporation. The firm specializes in advising businesses and not-for-profit organizations on strategic planning and financial matters that affect an organization's growth potential.

Mr. Hardy's work has won extensive recognition, including a Commonwealth Design Award. Mr. Hardy has worked to finance and execute housing and real estate developments that include special needs housing, market rate housing, and mixed-use development. Mr. Hardy earned an MBA from Carnegie Mellon University and a Master's Degree in Urban Planning from the University of Pittsburgh. He holds the American Institute of Certified Planners' AICP designation.

Most recently, Mr. Hardy consulted to a variety of non-profits and for-profits working on business plans and real estate projects. Currently he is working on a number of projects locally including the Garden Theater Block, and with Oakland Planning and Development Corporation on a strategic plan for its real estate program.

References

Pittsburgh Neighborhood Preservation Services

Manchester Citizens Corporation
Linda Nelson, President, (412) 323-1743

Urban Land Institute
Tom Murphy, Senior Fellow, (202) 624-7110

Public Housing Authority
Michelle Jackson Washington, (412) 456-5000

Palo Alto Partners

Oakland Planning and Development Corporation
Elly Fisher, Assistant Director, (412) 621-7863

Central Northside Neighborhood Council
Greg Spicer, President, (412) 400-5500

October Development
Al DePasquale, President, (412)969-7971

PNPS and Palo Alto Partners
Galveston Housing Authority

Galveston Housing Authority
Board Training Proposal

Proposed Scope of Work

- I. Background on Commissioner Responsibilities**
 - A. General duties
 - B. Perspective on the role of Housing Authority Commissioners

- II. Vision**
 - A. Define and Affirm Vision
 - B. Current Initiatives

- III. Financing & Partnerships**
 - A. Partner list
 - B. Financing mechanisms (LIHTC, NMTCS, GRACE, etc.)
 - C. Lessons from Public / Private Partnerships

- IV. Policy, Procedures, and Infrastructure**
 - A. Governance
 - B. Fiscal oversight & Monitoring
 - C. Implementation
 - D. Reporting & Staffing

- V. Next Steps**



June 7, 2011

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Procurement Manager
Galveston Housing Authority
4700 Broadway
Galveston, Texas 77551

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Strategic Planning,
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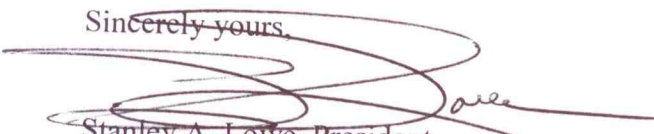
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Submitted By
Pittsburgh Neighborhood Preservation Services



With
Palo Alto Partners



EXHIBIT A

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- Provide technical assistance to the Board of GHA around best practices and relevant examples of public private partnerships
- Manage the process of negotiating a predevelopment agreement and a master development agreement with the developer selected by the Board of GHA
- Develop a communications plan and assist with communicating GHA's development efforts to stakeholders and the broader public
- Continue to provide technical assistance to the Board of GHA related to ongoing project planning and strategies

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