

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Disposition
Regular Meeting
Wednesday, October 24, 2012

Authority Minutes

Minutes of Regular Meeting, Wednesday, October 10, 2012

APPROVED

- 1 Authorization to Enter in 14 Agreements for Construction Management as Agent Services

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal/State/City/Contract S8
Amount:	\$75,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into fourteen (14) Indefinite Delivery, Indefinite Quantity Agreements with 14 firms to provide professional construction management services, commencing on October 29, 2012 and continuing through October 28, 2015, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for three (3) years thereafter, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 2 Authorization to Enter into an Agreement with API, Inc.

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$300,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter an agreement with API, Inc. to provide services necessary to compile, organize, supplement and submit evidence in support of the Authority's asbestos damage claim against G-I Holdings, Inc. in the United States Bankruptcy Court, commencing on October 31, 2012 and continuing through October 30, 2017, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter.

APPROVED

3 Authorization to Enter into an Agreement with Clarity Testing Services, Inc.

Location:	Non-Development
Submitting Department:	Human Resources
Funding Source:	Operating – Federal
Amount:	\$266,666.66
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Clarity Testing Services, Inc. to provide drug testing of employment applicants and post-accident and random testing of employees with Commercial Driver's Licenses, commencing on November 1, 2012 and continuing through October 31, 2014, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for two (2) years thereafter, with a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

4 Authorization to Amend the Agreement with Building Management Associates, Inc.

Location:	Murphy Consolidated
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$1,169,601.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Building Management Associates, Inc., authorized by Board Resolution 07-5/2-6 and as amended by subsequent Board Resolutions, to provide private management services for an extended three (3) month term, commencing on November 1, 2012 and continuing through January 31, 2013.

APPROVED

5 Authorization to Amend the Agreement with Kraus Management, Inc.

Location:	Nelson Avenue Rehab, Anderson Avenue Rehab and Franklin Avenue Rehab
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$488,706.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Kraus Management, Inc., authorized by Board Resolution 07-5/2-6 and as amended by subsequent Board Resolutions, to provide private management services for an extended three (3) month term, commencing on November 1, 2012 and continuing through January 31, 2013.

APPROVED

6 Authorization to Amend the Agreement with Grenadier Realty Corp.

Location:	University Avenue Consolidated
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$974,784.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Grenadier Realty Corp., authorized by Board Resolution 07-5/2-6 and as amended by subsequent Board Resolutions, to provide private management services for an extended three (3) month term, commencing on November 1, 2012 and continuing through January 31, 2013.

APPROVED

7 Authorization to Amend the Agreement with Grenadier Realty Corp.

Location:	Various (Brooklyn and Manhattan)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$1,014,762.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Grenadier Realty Corp., authorized by Board Resolution 07-5/2-6 and as amended by subsequent Board Resolutions, to provide private management services for an extended three (3) month term, commencing on November 1, 2012 and continuing through January 31, 2013.

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8 Authorization to Amend the Agreement with Phipps Houses Services, Inc.

Location:	Forest Hills Co-op
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$392,016.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Phipps Houses Services, Inc., authorized by Board Resolution 07-5/2-6 and as amended by subsequent Board Resolutions, to provide private management services for an extended three (3) month term, commencing on November 1, 2012 and continuing through January 31, 2013.

APPROVED

9 Authorization to Amend the Agreement with Genesys Engineering, P.C.

Location:	344 East 28 th Street (LLC II)
Submitting Department:	Energy
Funding Source:	Operating & Capital – Operating/Stimulus/City Capital
Amount:	\$424,670.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Genesys Engineering, P.C. to conduct an energy assessment of the energy systems, and design and procure a range of energy conservation measures, pursuant to the terms and conditions of the Dormitory Authority of the State of New York Contract 137698, authorized by Board Resolution 11-4/27-7, in order to increase the not-to-exceed amount by the negotiated amount, to accommodate unanticipated additional construction costs and unforeseen site conditions requiring redesign and relocation of the geothermal wells.

APPROVED

10 Authorization to Convey Title to 13 Vacant Single-Family FHA Repossessed Houses

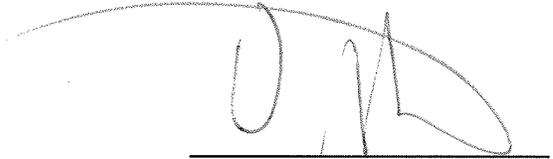
Location:	Various (Queens and Staten Island)
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to convey title for thirteen (13) vacant single-family FHA Repossessed Houses located in Queens and Staten Island (collectively "the Properties") to Habitat for Humanity-New York City to facilitate the rehabilitation of the Properties and provide affordable homeownership opportunities for income-qualified households through the resale of the Properties, pursuant to approval by the US Department of Housing and Urban Development.

APPROVED

- 11 Vice-Chair Youssouf moved that the Members be authorized to meet in Executive Sessions today and one week from today, to discuss employee disciplinary proceedings, tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED

A handwritten signature in black ink, appearing to read 'V. Huertas', is written over a horizontal line. The signature is stylized and cursive.

Vilma Huertas
Corporate Secretary