

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND FIFTY SEVENTH MEETING

Minutes of Board Meeting

Wednesday, January 16, 2013

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chairman called the meeting to order.

Present: John B. Rhea, Chairman  
Emily A. Youssouf, Vice-Chair  
Margarita López, Member  
Vilma Huertas, Corporate Secretary  
Cecil R. House, General Manager

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**NEW YORK CITY HOUSING AUTHORITY**  
**Office of the Corporate Secretary**

*Minutes*  
*Regular Meeting*  
*Wednesday, January 16, 2013*

Authority Minutes

Minutes of Regular Meeting, Wednesday, January 9, 2013

**APPROVED**

- 1 Authorization of a Change Order to the Contract between the Authority's Construction Manager, Bovis Lend Lease LMB, Inc. and its Subcontractor, Whitestone Construction Corp. for Contract No. 1

Location:	Woodside
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$750,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested for a change order to the contract between the Authority's Construction Manager, Bovis Lend Lease LMB, Inc., and Subcontractor, Whitestone Construction Corp. ("Whitestone"), for masonry restoration and roof replacement, awarded pursuant to Construction Management Task Order #14. The change order, in the negotiated amount, is required to compensate Whitestone for costs to maintain the jobsite during a five and one-half (5½) months delay, consisting of rental and maintenance of sidewalk sheds, site security, trailer rental and supervision.

**APPROVED**

- 2 Authorization of a Change Order to the Contract between the Authority's Construction Manager, LiRo Program & Construction Management, P.C. and its Subcontractor, Unisys Electric Inc. for Contract No. 4

Location:	Ocean Bay
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$550,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested for a change order to the contract between the Authority's Construction Manager, LiRo Program & Construction Management, P.C. and Subcontractor, Unisys Electric Inc. ("Unisys"), for electrical improvements, awarded pursuant to Construction Management Task Order #10. The change order, in the negotiated amount, is required to compensate Unisys for costs to maintain the jobsite during a fifty-three (53) months delay, consisting of rental and maintenance of scaffold, trailer rental and supervision.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

- 3 Authorization of a Change Order to the Contract between the Authority's Construction Manager, PMS Construction Management, and its Subcontractor, M.A. Angeliades, Inc. for Contract No. 1

Location:	Pelham Parkway
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$538,222.08
Projected Section 3 Hires:	N/A

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Authorization is requested for a change order to the contract between the Authority's Construction Manager, PMS Construction Management, and Subcontractor, M.A. Angeliades, Inc. "(MAA)", for repairing exterior brickwork, awarded pursuant to Construction Management Task Order #4. The change order, in the negotiated amount, is required to compensate MAA for costs to maintain the jobsite during a twenty-one (21) months delay, consisting of rental and maintenance of sidewalk sheds, site security, trailer rental and supervision.

**APPROVED**

- 4 Authorization to Amend Board Resolution 12-10/24-1

Location:	Non-Development
Submitting Department:	Capital Project Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to amend Board Resolution 12-10/24-1, which authorized the award of 14 Agreements to 14 firms for Construction Management as Agent Services (Citywide), by changing two of such firms from HAKS Group, Inc. to HAKS Engineers, Architects and Land Surveyors, P.C., and URS Corporation to URS Corporation – New York, respectively, to accurately reflect the names as listed in their respective proposals. All other terms and conditions set forth in Board Resolution 12-10/24-1 shall remain unchanged.

**APPROVED**

5 Authorization to Enter into an Agreement with the NYC Office of Labor Relations

Location:	Non-Development
Submitting Department:	Human Resources
Funding Source:	Operating – Federal
Amount:	\$1,289,208.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into an agreement with NYC Office of Labor Relations (“OLR”) to provide maintenance and support of the Authority’s health insurance enrollments and payments through OLR’s Premium Accounting and Central Enrollment System and/or the NYC Automated Payroll System, commencing on February 1, 2013 and continuing through January 31, 2016, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for three (3) years thereafter, for the not-to-exceed amount.

**APPROVED**

6 Authorization to Enter into a Commercial Lease Agreement with 123 In & Out Corp.

Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning and Administration
Funding Source:	Operating – Federal
Amount:	\$10,504.80
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and 123 In & Out Corp., as Tenant, for the commercial space located on the street level of the building at 2477 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 1, in the Frederick Samuel Houses (LLC I) development. The premises will be utilized as a hardware store. The term of the lease will be fifteen (15) years, commencing on February 1, 2013 and continuing through January 31, 2028, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for fifteen (15) years thereafter, at an annual base rent of \$37,268.00 for the first year, exclusive of a three (3) month rent concession, with a two percent annual increase in years two through five and a three percent increase in years six through fifteen. The Authority will be responsible for payment of a real estate brokerage commission in the amount of \$10,504.80 to complete this transaction. Total Revenue: \$650,449.82.

**APPROVED**

7 Authorization to Approve the Five (5) Year Operating Budget Plan for Calendar Years 2013-2017

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal/State/City/Grants
Amount:	\$3,139,477,198.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a five (5) year Operating Budget Plan for Calendar Years 2013 - 2017.

**APPROVED**

8 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**



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Vilma Huertas  
Corporate Secretary