

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SEVENTIETH MEETING

Minutes of Board Meeting

Wednesday, July 31, 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
Victor A. Gonzalez, Member
Vilma Huertas, Corporate Secretary
Cecil R. House, General Manager

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, July 31, 2013

Authority Minutes

Minutes of Special Board Meeting, Wednesday, June 26, 2013

APPROVED

- 1 Authorization to Amend the Agreement with Wright Express Financial Services Corp.

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$2,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Wright Express Financial Services Corp., authorized by Board Resolution 11-7/20-21, to permit authorized employees to obtain fuel from any Sunoco station throughout the tri-state area for an extended one (1) year term, commencing on September 26, 2013 and continuing through September 25, 2014, for the not-to-exceed amount, pursuant to the Town of Cortlandt, New York Contract 20-09.

APPROVED

- 2 Award of a Job Order Contract for the Performance of Maintenance Tasks and Minor Construction Projects

Location:	Various (Staten Island)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$1,000,000.82
Projected Section 3 Hires:	1

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Ansu Construction, Inc. The job order contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

3 Authorization to Enter into a Commercial Lease Agreement with Alpine Cleaners, Inc.

Location:	Governor Smith
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Alpine Cleaners, Inc., as Tenant, for the commercial space located on the street level of the building at 25A St. James Place, New York, NY, which space is known as store number 2A, in the Governor Smith housing development. The premises will continue to be utilized as a dry cleaner and laundromat. The term of the lease will be ten (10) years, commencing on September 1, 2013 and continuing through August 31, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for ten (10) years thereafter, at an annual base rent of \$67,545.85 for the first year, with a 3% annual increase for the remainder of the term. Total Revenue: \$774,337.47.

APPROVED

4 Authorization to Enter into a Commercial Lease Agreement with Antonio Rodriguez d/b/a Professional Dry Cleaners

Location:	Whitman
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Antonio Rodriguez d/b/a Professional Dry Cleaners, as Tenant, for the commercial space located on the street level of the building at 293 Myrtle Avenue, Brooklyn, NY, which space is known as store number 11, in the Whitman housing development. The premises will continue to be utilized as a dry cleaner. The term of the lease will be five (5) years, commencing on September 1, 2013 and continuing through August 31, 2018, 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, at an annual base rent of \$42,312.00 for the first year, with a 3% annual increase for the remainder of the term. Total Revenue: \$224,640.15.

APPROVED

- 5 Authorization to Enter into a Commercial Lease Agreement with Shore Tax Services, Inc.

Location:	Whitman
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Shore Tax Services, Inc., as Tenant, for the commercial space located on the street level of the building at 329 Myrtle Avenue, Brooklyn, NY, which space is known as store number 21, in the Whitman housing development. The premises will continue to be utilized as a tax preparation and affiliated services office. The term of the lease will be five (5) years, commencing on September 1, 2013 and continuing through August 31, 2018, 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, at an annual base rent of \$36,800.00 for the first year, with a 3% annual increase for the remainder of the term. Total Revenue: \$195,376.19.

APPROVED

- 6 Authorization is Requested to Amend Board Resolution 13-6/5-12 to Reflect the Change to the Terms and Conditions for Conveyance of the Project Sites

Location:	Soundview
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution 13-6/5-12, which authorized the conveyance of (i) an approximately 68,473 square foot parcel of land at Soundview Houses, located on Bronx Block 3515 Lot 1 (tentative Lot 60) for the purpose of constructing 120 units of affordable rental housing (inclusive of one (1) superintendent unit) (the "Phase I Project Site"); and (ii) an approximately 222 square foot parcel of land on Bronx Block 3515, Lot 1 (tentative Lot 45) within the mapped Bronx River Avenue for the extension of a public street to Soundview Family Housing LLC ("the "Developer"), an affiliate of Community Preservation Corporation Resources, Inc., L&M Development Partners Inc., and Lemle and Wolff, Inc. as the first phase ("Phase I") of a multi-phase affordable housing development project.

An amendment to Board Resolution 13-6/5-12 is requested to reflect the change to the Terms and Conditions to additionally convey an approximately 38,596 square foot parcel of land at Soundview Houses, located on Block 3515 Lot 20 for the purpose of constructing (i) 16 Townhomes and (ii) a 25-space parking lot on the south block of Soundview Houses for the convenience of the Authority's resident parking permit holders (the "Phase III Project Site").

APPROVED

7 Authorization to Enter into an Agreement with Lexmark International, Inc

Location:	Various
Submitting Department:	IT infrastructure
Funding Source:	Operating & Capital – Federal
Amount:	\$1,928,009.48
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Lexmark International, Inc. for the purchase of 129 network Multi-Function Devices, with five (5) years of warranty, managed services and installation services for each device, commencing on August 31, 2013 and continuing through August 30, 2018, or commencing on such other date as may be determined by the General Manager or the Acting Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, for the not-to-exceed amount, pursuant to the terms and conditions of NYS Office of General Services Printers, Software, Peripherals, Accessories and Related Services Contract PT58730.

APPROVED

8 Authorization to Amend the Agreement with EIA Datacom, Inc.

Location:	Various (Citywide)
Submitting Department:	IT Infrastructure
Funding Source:	Operating – Federal
Amount:	\$468,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with EIA Datacom, Inc. to provide Firetide wireless equipment, installation and support services, authorized by Board Resolution 10-4/29-5, to increase the not-to-exceed amount, in order to fund the one (1) year renewal which the Authority has exercised, to provide continued monitoring, support and maintenance of the Authority's field wireless infrastructure, commencing on May 31, 2013 and continuing through May 30, 2014, or commencing on such a other date as may be determined by the General Manager or the Acting Executive Vice-President and Chief Information Officer and continuing for one (1) year thereafter, pursuant to the terms and conditions of the NYC Transit Authority Contract 06J9535.

APPROVED

9 Approval of Investment Transactions

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

Authorization is requested for approval of investment transactions that were performed by the Authority's Treasury Department, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13, for the Quarter Ended March 31, 2013.

APPROVED

10 Award of a Contract for Exterior Brickwork Restoration and Roofing Replacement

Location:	Kingsborough and Kingsborough Extension
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond/Federal
Amount:	\$33,802,327.47
Projected Section 3 Hires:	8

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC.

APPROVED

11 Award of a Contract for Roofing Replacement and Asbestos Abatement

Location:	Astoria
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,945,665.00
Projected Section 3 Hires:	7

Authorization is requested to award a contract to the lowest responsive and responsible bidder, Imperium Construction, Inc. The first lowest bidder was deemed non-responsive for lacking the requisite experience necessary to perform the contract work. The second lowest bidder was also deemed non-responsive due to an inability to hold its bid price.

APPROVED

12 Award of a Contract for Gas Piping Replacement

Location:	Clason Point Gardens
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,934,200.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Skountzos Plumbing & Heating Corp.

APPROVED

13 Award of a Requirement Contract for Gas Riser Piping Replacement

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal/State/City/ Section 8/Mixed Finance/Other
Amount:	\$2,000,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Danco, Inc., for the not-to-exceed amount.

APPROVED

14 Award of a Requirement Contract for Façade Restoration

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal/State/City/ Section 8/Mixed Finance/Other
Amount:	\$14,999,960.30
Projected Section 3 Hires:	4

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Zoria Housing LLC, for the not-to-exceed amount.

APPROVED

- 15 Authorization of a Change Order to Contract No. SP1125077 Awarded to Gordian Group, Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City
Amount:	\$700,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. SP1125077, awarded to The Gordian Group, Inc. ("Gordian") for the provision of a Job Order Contract ("JOC") system to be used for various construction tasks, authorized by Board Resolution 11-11/9-1. The change order, for the not-to-exceed amount, is required to compensate Gordian for the implementation of the new JOC contracts for the close circuit television and layered access control program.

APPROVED

- 16 Authorization of a Change Order to Contract No. SP1111520 Awarded to Biltmore General Contractors, Inc.

Location:	Various (Manhattan I North)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City
Amount:	\$3,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. SP1111520, awarded to Biltmore General Contractors, Inc. ("Biltmore") for the installation of layered access control and closed circuit television system, authorized by Board Resolution 11-11/9-5. The change order, for the not-to-exceed amount, is required to compensate Biltmore for additional work absorbed from Contract Nos. SP1111523 and SP1111524 awarded to Security Management Systems, Inc. and Contract Nos. SP1111522 and SP1111525 awarded to R & A Renovations Corp.

APPROVED

- 17 Authorization of a Change Order to Contract No. SP1111521 Awarded to Biltmore General Contractors, Inc.

Location:	Various (Manhattan II South)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City
Amount:	\$6,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. SP1111521, awarded to Biltmore General Contractors, Inc. ("Biltmore") for the installation of layered access control and closed circuit television system, authorized by Board Resolution 11-11/9-6. The change order, for the not-to-exceed amount, is required to compensate Biltmore for additional work absorbed from Contract Nos. SP1111522 and SP1111525 awarded to R&A Renovations Corp. (R&A) and Contract Nos. SP1111523 and SP1111524 awarded to Security Management Systems, Inc. (SMS).

APPROVED

- 18 Ratification of a Change Order to Contract No. EL1226699 Awarded to Gilston Electric Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,217,025.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to Contract No. EL1226699, awarded to Gilston Electric Construction Corp. ("Gilston") for electrical restoration services, authorized by Board Resolution 12-12/19-7. The change order is required to compensate Gilston for its direct costs incurred for fueling, additional tests, feeder equipment and labor.

APPROVED

- 19 Ratification of a Change Order to Contract No. BW1128081 Awarded to Metropolitan Enterprises, Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,751,545.68
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to Contract No. BW1128081, awarded to Metropolitan Enterprises, Inc. ("Metropolitan") for the installation of sidewalk sheds, authorized by Board Resolution 12-8/1-2. The change order is required to compensate Metropolitan for its direct costs incurred for an additional 33,229 linear feet of sidewalk sheds.

APPROVED

- 20 Authorization to Enter into a Commercial Lease Agreement with Grini's Grill & Restaurant, Inc.

Location:	Samuel (LLC I)
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Grini's Grill & Restaurant, Inc., as Tenant, for the commercial space located on the street level of the building at 645 Lenox Avenue, New York, NY, which space is known as store number 2, in the Samuel Houses (LLC I) development. The premises will be utilized as a bakery. The term of the lease will be seven (7) years, commencing on August 1, 2013 and continuing through July 31, 2020, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for seven (7) years thereafter, at an annual base rent of \$17,982.00 for the first year, exclusive of a two (2) month rent concession, with a 3% annual increase for the remainder of the term. Total Revenue: \$134,789.40.

APPROVED

- 21 Authorization to Enter into a Commercial Lease Agreement with R K Project Management Inc.

Location:	University Avenue Rehab
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and R K Project Management Inc., as Tenant, for the commercial space located on the street level of the building at 1925 University Avenue, Bronx, NY, which space is known as store number 2, in the University Avenue Rehab development. The premises will be utilized as a laundromat. The term of the lease will be fifteen (15) years, commencing on August 1, 2013 and continuing through July 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 \$42,000.00 for the first year, exclusive of a six (6) month rent concession, with a 3% annual increase for the remainder of the term. Total Revenue: \$760,154.38.

APPROVED

- 22 Authorization to Enter into a Commercial Lease Agreement with Paul G. Ottaviano MD

Location:	Governor Smith
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Paul G. Ottaviano MD, as Tenant, for the commercial space located on the street level of the building at 25 St. James Place, New York, NY, which space is known as store number 2, in the Governor Smith Houses development. The premises will continue to be utilized as a medical office. The term of the lease will be five (5) years, commencing on August 1, 2013 and continuing through July 31, 2018, 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, at an annual base rent of \$54,550.00 for the first year with a 3% annual increase for the remainder of the term. Total Revenue: \$289,613.37.

APPROVED

23 Authorization to Enter into a Rooftop Lease Agreement with Xchange Telecom Corp.

Location:	Independence Towers (LLC II)
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Xchange Telecom Corp., as Tenant, to lease rooftop space and a portion of the interior and basement of buildings three (3), four (4) and six (6) located at Independence Towers (LLC II) development. The premises will be utilized for telecommunications services. The term of the lease will be five (5) years, commencing on August 1, 2013 and continuing through July 31, 2018, 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, at an annual base rent of \$75,000.00 for the first year, exclusive of a two (2) month rent concession, with a 3% annual increase for the remainder of the term. Tenant shall have the option to (i) extend the term for an additional five (5) year period, and (ii) lease additional rooftop space and/or portions of the interior and basement at any of buildings one (1), two (2) and five (5) throughout the initial term or extension. Total Revenue for the initial five (5) year term: \$385,685.19.

APPROVED

24 Authorization to Award the Authority's Public Officials Liability Insurance Policy

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – Federal
Amount:	\$280,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's \$25M (million) Public Officials Liability Insurance policy, including a \$10M sublimit for Employment Practices Liability coverage, to National Union Fire Insurance Company of Pittsburgh, PA, a subsidiary of American International Group, in excess of the Authority's self-insured retention of \$500,000.00 for a term of one (1) year, commencing on August 1, 2013 and continuing through July 31, 2014.

APPROVED

25 Authorization to Amend the Section 8 Administrative Plan

Location:	Non-Development
Submitting Department:	Leased Housing
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 11-12/7-5, as required by the US Department of Housing and Urban Development regulations governing the Section 8 Housing Choice Voucher Program, to revise the payment standard to a range between ninety (90%) percent to one-hundred ten (110%) percent of Fair Market Rent.

APPROVED

26 Ratification of an Amendment to the Agreement with Language Services Associates, Inc.

Location:	Non-Development
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$665,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the amendment to the agreement with Language Services Associates, Inc., authorized by Board Resolution 11-2/2-4, to provide over-the-phone interpretation services to support the operation of the Authority's Customer Contact Center for an extended six (6) month term, commencing on February 3, 2013 and continuing through August 1, 2013, for the not-to-exceed amount.

APPROVED

27 Ratification of an Agreement with Language Line Services, Inc.

Location:	Non-Development
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$2,160,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify an agreement with Language Line Services, Inc. to provide over-the-phone foreign language interpretation services, commencing on July 24, 2013 and continuing through July 23, 2016, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President and Chief Supply Officer and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion, pursuant to the terms and conditions of the NYS Office of General Services Contract PS65923.

APPROVED

28 Authorization to Enter into an Agreement with The RBA Group - New York

Location:	Mitchel
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,007,555.00
Projected Section 3 Hires:	2

Authorization is requested to enter into an agreement with The RBA Group - New York to provide architectural and engineering services, commencing on August 5, 2013 and continuing through August 4, 2016, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects Administration and continuing for three (3) years thereafter, for the not-to-exceed amount.

APPROVED

29 Award of a Contract for Spray Foam Roofing System

Location:	Various (Brooklyn and Staten Island)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$15,420,236.54
Projected Section 3 Hires:	8

Authorization is requested to award this contract to the lowest responsive and responsible bidder, D'Onofrio General Contractors Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failing to submit a bid security, as required by the contract. The second lowest bidder was deemed non-responsive due to false responses given in its Vendor Questionnaire.

APPROVED

30 Rejection of All Bids for Amphitheater and Basketball Court Improvements

Location:	Unity Plaza (Sites 4, 5A, 6, 7, 9, 11, 12, 27)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This contract will be rebid to reflect the revised estimate.

APPROVED

31 Rejection of All Bids for the Replacement of Heating Ventilation Air Conditioning

Location:	Vladeck (Senior Center)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This construction project will be transferred to a Job Order Contract, which will allow the Authority to perform this work within budget.

APPROVED

32 Authorization to Award the Authority's General Liability Insurance Program Policies

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – Self Insurance Fund
Amount:	\$4,383,154.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's General Liability Insurance Program policies to (i) Gemini Insurance Company, a W.R. Berkley Insurance Corporation subsidiary, (ii) Chartis Specialty Insurance Company, an American International Group subsidiary, (iii) XL Insurance America, Inc., an XL Group Plc subsidiary, (iv) United States Fire Insurance Company, a Crum & Forster subsidiary insurance company of Fairfax Financial USA Group and (v) Vigilant Insurance Company, a Chubb Group of Insurance Companies subsidiary. The General Liability Insurance Program policies provide insurance coverage for torts above the Authority's typically \$1M (million) self-insured retention, in the amount of \$100M per occurrence and \$110M in the aggregate (including \$100M of automobile liability). The General Liability Insurance Program policies also provide the Authority with terrorism coverage. All policies will have a one (1) year term effective August 1, 2013 and continuing through July 31, 2014.

APPROVED

- 33 Rejection of All Bids for Clean-up, Abatement and Restoration of Apartment Units Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. The contract will be rebid to reflect the revised estimate.

APPROVED

- 34 Authorization to Enter into a Memorandum of Understanding with the City of New York's Department of Investigation

Location:	Non-Development
Submitting Department:	Budget & Financial Planning
Funding Source:	Capital – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a Memorandum of Understanding with the City of New York's Department of Investigation ("DOI") whereby DOI will retain one (1) or more firms to independently audit and monitor contracts undertaken and financed by the Authority, pursuant to the United States Department of Housing and Urban Development's Capital Funds Financing Program, commencing on July 31, 2013 and continuing through July 30, 2017, or commencing on such other date as may be determined by the General Manager and continuing for four (4) years thereafter, for the not-to-exceed amount.

APPROVED

35 Authorization to Amend the Authority's By-Laws

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

Authorization is requested to amend the Authority's By-Laws adopted on June 30, 1958, authorized by Board Resolution 58-6-515 and as subsequently amended. The amended By-Laws, attached hereto, shall take effect August 1, 2013.

The amendment of the By-Laws by this Board Resolution shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

APPROVED

36 Vice-Chair Youssouf moved that the Members be authorized to meet in Executive Sessions today and on any adjourned or rescheduled future date, to discuss employee disciplinary proceedings, tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Corporate Secretary