

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SIXTY-THIRD MEETING

Minutes of Board Meeting

Wednesday, April 10, 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

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

*Minutes*  
*Regular Meeting*  
*Wednesday, April 10, 2013*

Authority Minutes

Minutes of Regular Meeting, Thursday, March 28, 2013

**APPROVED**

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

Location:	Taylor Street – Wythe Avenue
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
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 Xchange Telecom Corp., as Tenant, to lease rooftop and a portion of the interior and basement of buildings one (1) through six (6) located at Taylor Street – Wythe Avenue Houses development. The premises will be utilized for telecommunications services. The term of the lease will be five (5) years, commencing on June 1, 2013 and continuing through May 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 \$90,000.00 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 extend the term for an additional five (5) year period. Total revenue for the initial five (5) year term: \$462,822.22.

**APPROVED**

- 2 Ratification of a Change Order to Contract No. 1226275 Awarded to Quality Floorshine Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Capital – Section 8 Reserves/LLC Replacement Reserves
Amount:	\$1,304,236.00
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify a change order to Contract No. 1226275 awarded to Quality Floorshine Corp. for remediation, elimination and removal of unsanitary conditions, authorized by Board Resolution 12-12/19-10. The change order was required to eradicate the immediate danger to Authority residents, employees and the general public at large.

**APPROVED**

3 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Staten Island)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$90,720.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and which did not require initial Board approval. Therefore, the new total not-to-exceed amount shall be \$272,160.00.

**APPROVED**

4 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Bronx North)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$283,500.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and authorized by Board Resolution 11-2/16-5. Therefore, the new total not-to-exceed amount shall be \$850,500.00.

**APPROVED**

5 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Bronx South)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$202,500.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and authorized by Board Resolution 11-2/16-6. Therefore, the new total not-to-exceed amount shall be \$607,500.00.

**APPROVED**

6 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Queens)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$133,440.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and authorized by Board Resolution 11-2/16-2. Therefore, the new total not-to-exceed amount shall be \$400,320.00.

**APPROVED**

7 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Manhattan North)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$414,480.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and authorized by Board Resolution 11-2/16-7. Therefore, the new total not-to-exceed amount shall be \$1,243,440.00.

**APPROVED**

8 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Brooklyn South)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$188,484.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and authorized by Board Resolution 11-2/16-4. Therefore, the new total not-to-exceed amount shall be \$565,452.00.

**APPROVED**

9 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Manhattan South)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$367,200.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and authorized by Board Resolution 11-2/16-8. Therefore, the new total not-to-exceed amount shall be \$1,101,600.00.

**APPROVED**

10 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Brooklyn West)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$149,760.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and authorized by Board Resolution 11-2/16-3. Therefore, the new total not-to-exceed amount shall be \$449,280.00.

**APPROVED**

11 Authorization to Increase the not-to-exceed Amount of a Requirement Contract for Bulk Carting Services

Location:	Various (Brooklyn East)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$121,764.00
Projected Section 3 Hires:	N/A

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Authorization is requested to increase the not-to-exceed amount of the requirement contract with IESI NY Corporation by an additional 50%, as permitted by the original contract and which did not require initial Board approval. Therefore, the new total not-to-exceed amount shall be \$365,292.00.

**APPROVED**

12 Authorization to Enter into Thirteen (13) Retainer Agreements for Legal Services

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

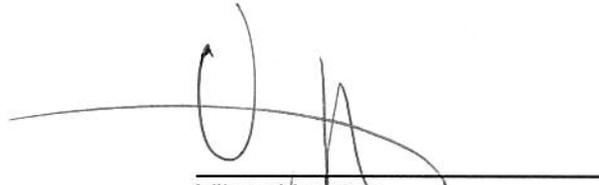
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Authorization is requested to enter into thirteen (13) Retainer Agreements with thirteen (13) firms to provide the Authority with legal services for real estate matters, commencing on May 20, 2013 and continuing through May 19, 2016, or commencing on such date as may be determined by the General Manager or the Acting General Counsel 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.

**APPROVED**

- 13 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**



Vilma Huertas  
Corporate Secretary