

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND FIFTY EIGHTH MEETING

Minutes of Board Meeting

Wednesday, January 30, 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  
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, January 30, 2013*

Authority Minutes

Minutes of Regular Meeting, Wednesday, January 16, 2013

**APPROVED**

- 1 Authorization to Amend the Agreement with Reznick Group, P.C.

Location:	Non-Development
Submitting Department:	Accounting and Fiscal Services
Funding Source:	Capital – Mixed Finance
Amount:	\$200,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend the agreement with Reznick Group, P.C. ("Reznick"), to provide financial, accounting and consulting services in connection with the Federalization transactions closed on March 16, 2010, pursuant to the terms and conditions of the US Department of Housing and Urban Development Office of Public Housing Investments Contract C-DEN-02307, authorized by Board Resolution 10-3/3-5, to increase the not-to-exceed amount, in order to compensate Reznick for additional costs to be incurred from the inclusion of interior costs in Low Income Housing Tax Credit Allocations and Certifications filed with the US Department of the Treasury - Internal Revenue Service on Form 8609.

**APPROVED**

- 2 Authorization to Extend the Agreement with Donia + Associates LLC

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – GL Self Insurance Fund
Amount:	\$270,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to extend the agreement with Donia + Associates LLC to provide services associated with the creation and management of the business workflow process associated with an automated insurance compliance tracking system, commencing on February 1, 2013 and continuing through January 31, 2015, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for two (2) years thereafter, for the not-to-exceed amount. The expiring agreement, enacted under the terms of NYS OGS Computer Consulting, Systems Integration, Training, On-Going Services, Maintenance and Support Back-Drop Contract CMT274A, did not require Board approval.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Authorization to Exercise the First One-Year Renewal Option in an Agreement with National Grid Energy Management, LLC

Location:	Various (Bronx and Brooklyn)
Submitting Department:	Energy
Funding Source:	Operating – Federal
Amount:	\$1,242,760.92
Projected Section 3 Hires:	N/A

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Authorization is requested to exercise the first one-year renewal option in the agreement with National Grid Energy Management, LLC, for the continued third-party operation and maintenance of the heating systems, authorized by Board Resolution 07-11/28-4, for an initial five-year term with a one (1) one-year and two (2) two-year renewal options, the renewal period commencing on February 1, 2013 and continuing through January 31, 2014, for the not-to-exceed amount.

**APPROVED**

4 Ratification of an Award of an Emergency Contract for the Installation of Transformers for the Operation of Temporary Mobile Boilers Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn and Queens)
Submitting Department:	Capital Project Administration
Funding Source:	Capital – Federal
Amount:	\$492,660.00
Projected Section 3 Hires:	1

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Authorization is requested to ratify the award of this emergency contract to the lowest responsive and responsible bidder, Ohm's Electrical Corp.

**APPROVED**

5 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Brooklyn)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$837,231.44
Projected Section 3 Hires:	1

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

**APPROVED**

6 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Bronx)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$899,413.36
Projected Section 3 Hires:	1

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

**APPROVED**

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

Location:	Various (Queens)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$1,000,000.00
Projected Section 3 Hires:	1

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Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, D & K Construction Co., Inc. The job order contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion. The first lowest bidder was deemed non-responsive for declining to hold its bid price beyond 120 days. The second lowest bidder was deemed non-responsive due to a clause in the contract that allows only two contracts of this type of work to be awarded to any one vendor. The third lowest bidder was deemed non-responsive due to being listed as a debarred contractor by the NYS Workers' Compensation Board.

**APPROVED**

8 Award of a Requirement Contract for Regulated Waste Removal and Disposal Services

Location:	Various (Citywide)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$400,664.50
Projected Section 3 Hires:	1

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Authorization is requested to award this requirement contract to Alpha Medical Waste Removal, Inc., for the not-to-exceed amount. The requirement contract also provides for one (1) one-year renewal option to be exercised at the Authority's sole discretion. The first lowest bidder was deemed non-responsive for including two prices in its bid submission.

**APPROVED**

- 9 Award of a Contract for 2013 Ford Transit, Connect Cargo and Five Passenger Mini Vans

Location:	Various (Citywide)
Submitting Department:	Executive
Funding Source:	Capital – Federal
Amount:	\$2,065,750.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Van Bortel Ford, Inc.

**APPROVED**

- 10 Authorization to Enter into an Agreement with Building Management Associates, Inc.

Location:	Various (Bronx Management Area – BX1)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$14,472,229.55
Projected Section 3 Hires:	15

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Authorization is requested to enter into an agreement with Building Management Associates, Inc. to provide private management services for the Authority, commencing on April 1, 2013 and continuing through March 31, 2016, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for three (3) years thereafter, for the not-to-exceed amount, with either a one (1) one-year or a one (1) two-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

11 Authorization to Enter into an Agreement with Kraus Management Inc.

Location:	Various (Bronx Management Area – BX2)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$5,925,403.30
Projected Section 3 Hires:	6

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Authorization is requested to enter into an agreement with Kraus Management Inc. to provide private management services for the Authority, commencing on April 1, 2013 and continuing through March 31, 2016, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for three (3) years thereafter, for the not-to-exceed amount, with either a one (1) one-year or a one (1) two-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

12 Authorization to Enter into an Agreement with Kraus Management Inc.

Location:	Various (Bronx Management Area – BX3)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$11,339,299.57
Projected Section 3 Hires:	11

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Authorization is requested to enter into an agreement with Kraus Management Inc. to provide private management services for the Authority, commencing on April 1, 2013 and continuing through March 31, 2016, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for three (3) years thereafter, for the not-to-exceed amount, with either a one (1) one-year or a one (1) two-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

13 Authorization to Enter into an Agreement with Kraus Management Inc.

Location:	Various (Manhattan and Brooklyn Management Area – M/B1)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$12,432,902.01
Projected Section 3 Hires:	27

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Authorization is requested to enter into an agreement with Kraus Management Inc. to provide private management services for the Authority, commencing on April 1, 2013 and continuing through March 31, 2016, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for three (3) years thereafter, for the not-to-exceed amount, with either a one (1) one-year or a one (1) two-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**

14 Authorization to Enter into an Agreement with Phipps Houses Services, Inc.

Location:	Various (Queens Management Area – Q1)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$4,760,047.30
Projected Section 3 Hires:	2

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Authorization is requested to enter into an agreement with Phipps Houses Services, Inc. to provide private management services for the Authority, commencing on April 1, 2013 and continuing through March 31, 2016, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for three (3) years thereafter, for the not-to-exceed amount, with either a one (1) one-year or a one (1) two-year renewal option to be exercised at the Authority's sole discretion.

**APPROVED**



15 Authorization to Amend the Agreement with Grenadier Realty Corp.

Location:	Various (Brooklyn and Manhattan)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$676,508.00
Projected Section 3 Hires:	N/A

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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 two (2) month term, commencing on February 1, 2013 and continuing through March 31, 2013, for the not-to-exceed amount.

**APPROVED**

16 Authorization to Amend the Agreement with Grenadier Realty Corp.

Location:	University Avenue Consolidated
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$649,856.00
Projected Section 3 Hires:	N/A

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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 two (2) month term, commencing on February 1, 2013 and continuing through March 31, 2013, for the not-to-exceed amount.

**APPROVED**

17 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Nelson Avenue Rehab, Anderson Rehab and Franklin Avenue Rehab
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$325,804.00
Projected Section 3 Hires:	N/A

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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 two (2) month term, commencing on February 1, 2013 and continuing through March 31, 2013, for the not-to-exceed amount.

**APPROVED**

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

Location:	Murphy Consolidated
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$779,734.00
Projected Section 3 Hires:	N/A

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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 two (2) month term, commencing on February 1, 2013 and continuing through March 31, 2013, for the not-to-exceed amount.

**APPROVED**

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

Location:	Forest Hills Co-op
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$254,173.89
Projected Section 3 Hires:	N/A

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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 two (2) month term, commencing on February 1, 2013 and continuing through March 31, 2013, for the not-to-exceed amount.

**APPROVED**

20 Ratification of an Award of an Emergency Contract for the Provision of Fuel Oil for Temporary Mobile Boilers to Restore Services Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn and Queens)
Submitting Department:	Energy
Funding Source:	Operating – Federal
Amount:	\$844,370.93
Projected Section 3 Hires:	N/A

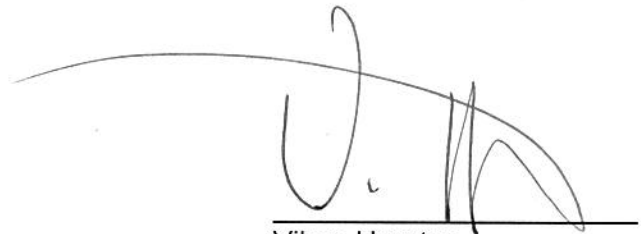
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Authorization is requested to ratify the award of this emergency contract to Castle Oil Corporation, for the not-to-exceed amount.

**APPROVED**

- 21 Board Member López 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, consisting of a large, sweeping initial 'V' followed by a series of loops and a final flourish that extends to the right.

Vilma Huertas  
Corporate Secretary