

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SIXTY-EIGHTH MEETING

Minutes of Board Meeting

Wednesday, June 19, 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

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, June 19, 2013

Authority Minutes

Minutes of Regular Meeting, Wednesday, June 5, 2013

APPROVED

- 1 Award of a Contract for the Repairing of Sink Holes Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$988,878.99
Projected Section 3 Hires:	8

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Bloom Construction, Inc.

APPROVED

- 2 Ratification of a Change Order to Contract No. BW9012140 Awarded to Metropolitan Enterprises, Inc.

Location:	Various (Bronx and Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$364,359.24
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to Contract No. BW9012140 awarded to Metropolitan Enterprises, Inc. for installation of sidewalk sheds, authorized by Board Resolution 9-9/30-6. The change order is required to cover the cost of an additional six (6) months extension for sidewalk sheds and maintenance.

APPROVED

- 3 Ratification of a Change Order to Contract No. BW9012138 Awarded to Metropolitan Enterprises, Inc.

Location:	Various (Brooklyn and Staten Island)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$253,736.76
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to Contract No. BW9012138, awarded to Metropolitan Enterprises, Inc. for installation of sidewalk sheds, authorized by Board Resolution 9-10/14-7. The change order is required to cover the cost of an additional six (6) months extension for sidewalk sheds and maintenance.

APPROVED

- 4 Authorization to Enter into an Agreement with After-School All Stars of NYC, Inc.

Location:	Various (Citywide)
Submitting Department:	City-Wide Program
Funding Source:	Operating – City
Amount:	\$335,000.00
Projected Section 3 Hires:	2

Authorization is requested to enter into an agreement with After-School All Stars of NYC, Inc. ("ASASNYC") for the 2013 ASASNYC Program at St. John's University to provide approximately 1,000 Authority youths with athletic, career development, and educational enrichment opportunities, commencing on July 15, 2013 and continuing through September 30, 2013, or commencing on such other date as may be determined by the General Manager or Executive Vice-President for Community Programs and Development and continuing for two (2) months and eleven (11) days thereafter, for the not-to-exceed amount.

APPROVED

5 Authorization to Enter into a Commercial Lease Agreement with The New York and Presbyterian Hospital

Location:	Fort Washington 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 renewal lease agreement between the Authority, as Landlord, and The New York and Presbyterian Hospital, as Tenant, for the commercial space located on the street level of the building at 99 Fort Washington Avenue, New York, NY, which space is known as store numbers 1 and 2, in the Fort Washington Avenue Rehab housing development. The premises will continue to be utilized as a medical office. The term of the lease will be ten (10) years, commencing on July 1, 2013 and continuing through June 30, 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 \$159,960.00 for the first year, with a 2.5% annual increase for the remainder of the term. The Tenant shall have the option to extend the term for an additional five (5) year period. Total Revenue for the initial ten (10) year term: \$1,792,092.95.

APPROVED

6 Authorization of a Change Order to Contract No. ST1004495 Awarded to Navillus Contracting Tile, Inc./DBA Navillus Contracting

Location:	Marlboro (LLC I)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Mixed Finance
Amount:	\$6,768,689.31
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. ST1004495, awarded to Navillus Tile, Inc./DBA Navillus Contracting ("Navillus") for masonry repair, roof replacement and exterior balcony restoration, authorized by Board Resolution 10-3/10-10. The change order, in the negotiated amount, is required to compensate Navillus for the aggressive work schedule, additional work, increased field and project costs, and labor and materials escalation costs.

APPROVED

- 7 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, appearing to read 'Vilma Huertas', is written over a solid horizontal line. The signature is stylized and cursive.

Vilma Huertas
Corporate Secretary