

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND SIXTY-FIRST MEETING

### Minutes of Board Meeting

Wednesday, March 13, 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. Youssof, 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, March 13, 2013*

Authority Minutes

Minutes of Regular Meeting, Wednesday, February 27, 2013

**APPROVED**

- 1 Authorization to Enter into an Agreement with Banc of America Public Capital Corp

Location:	Various (Citywide)
Submitting Department:	Energy
Funding Source:	Operating & Capital – Federal
Amount:	\$20,789,691.98
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into an agreement with Banc of America Public Capital Corp ("BOA") to (i) obtain up to \$18,045,580.00 in special obligation financing to perform energy conservation measures pursuant to the Energy Performance Contract between the Authority and the US Department of Housing and Urban Development ("HUD"), (ii) grant to BOA a security interest therein to secure such financing, and (iii) reimburse from the BOA financing non-HUD Authority funds already expensed, commencing on March 22, 2013 and continuing through July 22, 2026, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for thirteen (13) years and four (4) months thereafter, for a total debt service not-to-exceed amount.

**APPROVED**

- 2 Authorization to Enter into an Agreement with Chief Equipment, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Executive
Funding Source:	Capital – Federal/Section 8 Reserves/ LLC Replacement Reserves
Amount:	\$1,553,074.19
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into an agreement with Chief Equipment, Inc. for the purchase of John Deere horticultural equipment, commencing on March 13, 2013 and continuing through June 12, 2013, 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) months thereafter, pursuant to the terms and conditions of the NYC Division of Municipal Supply Service Requirement Contract 20121203586.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Award of a Contract for 2013 Sprinter Cargo Vans

Location:	Various (Citywide)
Submitting Department:	Executive
Funding Source:	Capital – Federal
Amount:	\$808,430.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Silver Star Auto Resources LLC/DBA Silver Star Motors.

**APPROVED**

4 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	East 152 <sup>nd</sup> Street - Courtlandt Avenue
Submitting Department:	Capital Projects Administration
Funding Source:	\$1,540,313.52
Amount:	Operating & Capital – Federal
Projected Section 3 Hires:	1

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Alliance Elevator Company, for the negotiated amount.

**APPROVED**

5 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Betances I
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$1,552,600.00
Projected Section 3 Hires:	1

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Alliance Elevator Company.

**APPROVED**

6 Ratification of an Award of an Emergency Contract for Fire Escape Replacement

Location:	Wise Rehab
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$325,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify the award of this emergency contract to Dynasty Stainless Steel & Metal Industries, Inc.

**APPROVED**

7 Ratification of an Award of an Emergency Contract for Replacement of Roof Water Tank

Location:	Audubon
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$307,352.00
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify the award of this emergency contract to Rosenwach Tank Co. LLC.

**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