

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SIXTY-SIXTH MEETING

Minutes of Board Meeting

Wednesday, May 22, 2013

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Vice-Chair called the meeting to order.

Present: Emily A. Youssouf, Vice-Chair
Margarita López, Member
Victor A. Gonzalez, Member
Wilma Huertas, Corporate Secretary
Cecil R. House, General Manager

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, May 22, 2013

Authority Minutes

Minutes of Regular Meeting, Wednesday, May 8, 2013

APPROVED

1 Rejection of All Bids for Interior Stair Replacement

Location:	Whitman
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 scope of work will be expanded to include additional needs.

APPROVED

2 Authorization to Approve the Five (5) Year Capital Plan for Calendar Years 2013 - 2017

Location:	Non-Development
Submitting Department:	Budget & Financial Planning
Funding Source:	Capital – Federal/State/City/Private
Amount:	\$3,959,754,847.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a five (5) year Capital Plan for Calendar Years 2013 - 2017.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Authorization to Enter into a Sublease Agreement with The City of New York

Location:	Non-Development
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 sublease agreement between the Authority, as sublandlord, and the City of New York (the "City"), as subtenant, to sublease 52,051 rentable square feet of office space comprising the entire 12th floor of the Authority's leased premises within 90 Church Street, New York, NY. The sublease premises will be occupied by the New York City Police Department for general and administrative office use. The term of the sublease will be approximately eleven (11) years and two (2) months, commencing on or about July 1, 2013 and continuing through August 31, 2024, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing through August 31, 2024. The initial annual sublease rent will be \$1,014,994.50 through August 31, 2014; \$1,327,300.50 for the period of September 1, 2014 through August 31, 2019; and \$1,483,453.50 for the period of September 1, 2019 through August 31, 2024, and subject to (i) additional rent charges to cover items including a proportionate share of building operating expenses and, (ii) additional rent charges to cover existing service contracts and routine maintenance services. Total Revenue: \$17,479,008.08.

APPROVED

4 Award of a Requirement Contract for Repair of Electromechanical Systems within Compactor Rooms

Location:	Various (Bronx)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$220,400.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Arrow Steel, Inc., for the not-to-exceed amount. The requirement contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

5 Award of a Requirement Contract for Repair of Electromechanical Systems within Compactor Rooms

Location:	Various (Brooklyn)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$220,400.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Arrow Steel, Inc., for the not-to-exceed amount. The requirement contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

6 Award of a Requirement Contract for Repair of Electromechanical Systems within Compactor Rooms

Location:	Various (Citywide)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$220,400.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Arrow Steel, Inc., for the not-to-exceed amount. The requirement contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

7 Award of a Requirement Contract for Repair of Electromechanical Systems within Compactor Rooms

Location:	Various (Manhattan)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$220,400.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Arrow Steel, Inc., for the not-to-exceed amount. The requirement contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

8 Award of a Requirement Contract for Repair of Electromechanical Systems within Compactor Rooms

Location:	Various (Queens)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$220,400.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Arrow Steel, Inc., for the not-to-exceed amount. The requirement contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 9 Award of a Requirement Contract for Repair of Electromechanical Systems within Compactor Rooms

Location:	Various (Staten Island)
Submitting Department:	Procurement
Funding Source:	Operating – Federal
Amount:	\$220,400.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Arrow Steel, Inc., for the not-to-exceed amount. The requirement contract also provides for a one (1) six-month renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 10 Authorization to Convey (i) Approximately 18,750 Square Feet Parcel of Land and (ii) Approximately 12,564 Square Feet of Transferable Development Rights for the Development of Affordable Housing

Location:	East 173 rd Street - Vyse Avenue
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to convey (i) approximately 18,750 square feet parcel of land and (ii) approximately 12,564 square feet of transferable development rights at the East 173rd Street – Vyse Avenue Houses, located at Bronx County Block 2988, Lots 16 and 17, respectively, to Union Grove Community Economic Development Fund Corporation an affiliate of the MacQuesten Union Grove II LLC and Union Grove Community Economic Development Corporation for the construction of eighty-four (84) affordable housing units (inclusive of one (1) superintendent unit) as the second phase of a multi-phase affordable housing development project.

APPROVED

11 Authorization to Amend the Agreement with IIT, Inc.

Location:	Non-Development
Submitting Department:	Business Solutions Technology
Funding Source:	Operating & Capital – Federal
Amount:	\$5,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with IIT, Inc. to provide staff augmentation services to the Authority, authorized by Board Resolution 12-2/15-9, to increase the not-to-exceed amount, in order to allow for the continuation of services provided, especially for critical projects where technical skills are required.

APPROVED

12 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



Vilma Huertas
Corporate Secretary