

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SEVENTY-FIRST MEETING

Minutes of Board Meeting

Wednesday, September 25, 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
Diahann Billings-Burford, Member
Beatrice Byrd, Member
Victor A. Gonzalez, Member
Kyle E. Kimball, Member
Willie Mae Lewis, Member
Emily A. Youssouf, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, September 25, 2013

Authority Minutes

Minutes of Regular Meeting, Wednesday, July 31, 2013

APPROVED

- 1 Authorization to Enter into a Commercial Lease Agreement with USA Deli Grocery Corp.

Location:	Taft 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 USA Deli Grocery Corp., as Tenant, for the commercial space located on the street level of the building at 180 Lenox Avenue, New York, NY, which space is known as store number 1, in the Taft Rehab development. The premises will continue to be utilized as a deli/grocery. The term of the lease will be five (5) years, commencing on November 1, 2013 and continuing through October 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 \$54,065.00 for the first year, with a 3% annual increase for the remainder of the term. Total Revenue: \$287,038.43.

APPROVED

- 2 Authorization to Enter into a Commercial Lease Agreement with Advanced Solutions Group, Inc.

Location:	Drew - Hamilton (LLC I)
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 Advanced Solutions Group, Inc., as Tenant, for the commercial space located on the street level of the building at 2450 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 4, in the Drew - Hamilton Houses (LLC I) development. The premises will continue to be utilized as a bicycle and electronics sales and repair store. The term of the lease will be five (5) years, commencing on November 1, 2013 and continuing through October 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 \$25,105.50 for the first year, with a 3% annual increase for the remainder of the term. Total Revenue: \$133,288.51

APPROVED

3 Authorization to Enter into a Commercial Lease Agreement with Acropolis Driving School & Consulting Corp.

Location:	Manhattanville Rehab (Group 2)
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 Acropolis Driving School & Consulting Corp., as Tenant, for the commercial space located on the street level of the building at 1504 Amsterdam Avenue, New York, NY, which space is known as store number 1, in the Manhattanville Rehab (Group 2) development. The premises will continue to be utilized as a driving school. The term of the lease will be five (5) years, commencing on November 1, 2013 and continuing through October 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 \$27,883.57 for the first year, with a 3% annual increase for the remainder of the term. Total Revenue: \$148,037.66.

APPROVED

4 Authorization to Enter into a Commercial Lease Agreement with High Vibe Health and Healing Inc.

Location:	First
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 High Vibe Health and Healing Inc., as Tenant, for the commercial space located on the street level of the building at 138 East 3rd Street, New York, NY which space is known as store numbers 10 and 11, in the First Houses development. The premises will continue to be utilized as a health and beauty shop. The term of the lease will be five (5) years, commencing on November 1, 2013 and continuing through October 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 \$32,500.00 for the first year, with a 3% annual increase for the remainder of the term. Total Revenue: \$172,546.92.

APPROVED

5 Authorization to Enter into a Commercial Lease Agreement with Empress of Hair Inc.

Location:	Samuel (LLC I)
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 lease agreement between the Authority, as Landlord, and Empress of Hair Inc., as Tenant, for the commercial space located on the street level of the building at 2473 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 2, in the Samuel Houses (LLC I) development. The premises will be utilized as a hair salon. The term of the lease will be seven (7) years, commencing on November 1, 2013 and continuing through October 31, 2020, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for seven (7) years thereafter, at an annual base rent of \$18,144.00 for the first year, exclusive of a two (2) month rent concession, with a 3% annual increase for the remainder of the term. Total Revenue: \$136,003.71.

APPROVED

6 Authorization to Amend the Authority's Audit Charter

Location:	Non-Development
Submitting Department:	Law
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend the Authority's Audit Committee Charter (the "Charter"), adopted pursuant to Board Resolution 03-6/18-18, and as subsequently amended. The amended and restated Charter shall take effect as of September 25, 2013.

The amendment of the Charter by this Board Resolution amends and restates the Charter of the Authority as adopted pursuant to Board Resolution 10-3/3-7 and shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

APPROVED

7 Authorization to Amend the Authority's Disciplinary Review Process

Location:	Non-Development
Submitting Department:	Law
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend Board Resolution No. 75-4/23-1, as amended by subsequent resolutions, related to Removal of and Other Disciplinary Actions Against Employees, by revising Section 4 (b) and Section 5 (b) in its entirety, which amendment shall take effect as of September 25, 2013.

APPROVED

8 Authorization to Amend the Authority's By-Laws

Location:	Non-Development
Submitting Department:	Law
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend the Authority's By-Laws adopted by Board Resolution 58-6-515 and as subsequently amended. The amended By-Laws shall take effect September 25, 2013.

The amendment of the By-Laws by this Board Resolution amends and restates the By-Laws of the Authority as enacted pursuant to Board Resolution 13-7/31-35 and shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

APPROVED

9 Authorization to Amend the Authority's Contract Procedure Resolution

Location:	Non-Development
Submitting Department:	Law
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend the Authority's Contract Procedure Resolution ("CPR") adopted pursuant to Board Resolution 74-6/5-26 and as subsequently amended. The amended and restated CPR shall take effect as of September 25, 2013.

The amendment of the CPR by this Board Resolution amends and restates the CPR of the Authority as adopted pursuant to Board Resolution 11-12/7-4 and shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

APPROVED

10 Award of a Contract for Site Lighting

Location:	Throggs Neck Addition
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$716,128.83
Projected Section 3 Hires:	2

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

APPROVED

11 Award of a Contract for Exterior Restoration

Location:	Amsterdam
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$27,568,352.93
Projected Section 3 Hires:	12

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

APPROVED

12 Award of a Contract for Installation of Play Equipment and Related Work

Location:	Soundview
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City
Amount:	\$588,510.07
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, U.A. Construction Corporation. This contract is one-hundred percent funded by a City Council Capital Allocation.

APPROVED

13 Award of a Contract for Exterior Brickwork Restoration and Roofing Replacement

Location:	Sack Wern
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$9,879,645.73
Projected Section 3 Hires:	5

Authorization is requested to award this contract to the lowest responsive and responsible bidder, S & N Builders, Inc.

APPROVED

14 Award of a Contract for Exterior Brickwork Restoration and Roofing Replacement

Location:	Ravenswood
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$30,823,387.76
Projected Section 3 Hires:	11

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Adam's European Contracting Inc.

APPROVED

15 Award of a Contract for Exterior Brickwork Restoration and Roofing Replacement

Location:	Cooper Park
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Bond
Amount:	\$17,846,934.89
Projected Section 3 Hires:	10

Authorization is requested to award this contract to the lowest responsive and responsible bidder, M.S.T. General Contracting Restoration, Inc.

APPROVED

16 Award of a Job Order Contract for the Installation of Closed Circuit Television and Layered Access Control

Location:	Various (Bronx)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City & Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	4

Authorization is requested to award this Job Order Contract to the lowest responsive and responsible bidder, Charan Electrical Enterprises, Inc., for the not-to-exceed amount. The first lowest bidder is ineligible to receive award of this contract as the bid documents limit award to no more than two contracts for this type of work to any one vendor.

APPROVED

- 17 Award of a Job Order Contract for the Installation of Closed Circuit Television and Layered Access Control

Location:	Various (Manhattan North)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City & Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this Job Order Contract to the lowest responsive and responsible bidder, SMS/DUDLEY - A Joint Venture, for the not-to-exceed amount.

APPROVED

- 18 Award of a Job Order Contract for the Installation of Closed Circuit Television and Layered Access Control

Location:	Various (Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City & Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	4

Authorization is requested to award this Job Order Contract to the lowest responsive and responsible bidder, Charan Electrical Enterprises, Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive due to failure to secure a bid bond. The second lowest bidder is ineligible to receive award of this contract as the bid documents limit award to no more than two contracts for this type of work to any one vendor.

APPROVED

- 19 Award of a Job Order Contract for the Installation of Closed Circuit Television and Layered Access Control

Location:	Various (Brooklyn West and Staten Island)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City & Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	8

Authorization is requested to award this Job Order Contract to the lowest responsive and responsible bidder, Midland Electrical Contracting Corp., for the not-to-exceed amount. The first lowest bidder is ineligible to receive award of this contract as the bid documents limit award to no more than two contracts for this type of work to any one vendor.

APPROVED

- 20 Award of a Job Order Contract for the Installation of Closed Circuit Television and Layered Access Control

Location:	Various (Manhattan South)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City & Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this Job Order Contract to the lowest responsive and responsible bidder, SMS/DUDLEY - A Joint Venture, for the not-to-exceed amount.

APPROVED

- 21 Award of a Job Order Contract for the Installation of Closed Circuit Television and Layered Access Control

Location:	Various (Brooklyn East)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City & Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	8

Authorization is requested to award this Job Order Contract to the lowest responsive and responsible bidder, Midland Electrical Contracting Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive due to failure to secure a bid bond. The second lowest bidder is ineligible to receive award of this contract as the bid documents limit award to no more than two contracts for this type of work to any one vendor.

APPROVED

- 22 Award of a Requirement Contract for Exterior Compactor Replacement

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,066,647.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, G.E.M. American Construction Corp.

APPROVED

23 Rejection of All Bids for Replacement of Lining in Hot Water Tanks

Location:	Breukelen
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 contract will be redesigned to include additional needs.

APPROVED

24 Rejection of All Bids for Exterior Restoration

Location:	Marcy
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 instead be addressed through an existing façade requirement contract.

APPROVED

25 Rejection of All Bids for Exterior Restoration

Location:	Albany I & II
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

26 Authorization to Submit the Authority's FY 2014 Annual PHA Plan and the PHA Certifications of Compliance with the PHA Plans and Related Regulations to the US Department of Housing and Urban Development

Location:	Non-Development
Submitting Department:	Research and Management Analysis
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit the Authority's FY 2014 Annual Public Housing Agency ("PHA") Plan and the PHA Certifications of Compliance with the PHA Plans and Related Regulations to the US Department of Housing and Urban Development, in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

APPROVED

- 27 Authorization to Submit a Section 18 Application to the US Department of Housing and Urban Development for the Disposition of Three (3) Parcels of Land

Location:	Prospect Plaza
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit an application to the US Department of Housing and Urban Development, pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Application"), to dispose of three (3) parcels of land to Blue Sea and Partners (the "Developer Affiliate"), to facilitate the development of public and affordable housing pursuant to the 1999 HOPE VI Prospect Plaza Revitalization Plan. The three (3) parcels are located in Kings County, Block 1458, Lot 52 comprised of approximately 60,868 sq. ft. ("Prospect Plaza North"), Block 1463, Lots 16 and 41 comprised of approximately 79,899 sq. ft. ("Prospect Plaza South"), and Block 1467, Lot 35 comprised of approximately 56,684 sq. ft. ("Saratoga Site"). The parcels are bound within the blocks of St. Mark's Avenue to the north, Saratoga Avenue to the east, Sterling Place to the south, and Howard Avenue to the west.

APPROVED

- 28 Authorization to Extend the Agreement with the City of New York Office of Payroll Administration

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

Authorization is requested to extend the agreement with the City of New York Office of Payroll Administration to provide payroll services, authorized pursuant to Board Resolution 98-8/19-9 and as amended by subsequent Board Resolutions, for an additional three (3) one-year renewal periods, commencing on November 1, 2013 and continuing through October 31, 2016, for the not-to-exceed amount of \$1,000,000.00 for each one (1) year renewal period, with the total aggregate not-to-exceed amount.

APPROVED

29 Authorization to Adopt the Revised Section 8 Administrative Plan

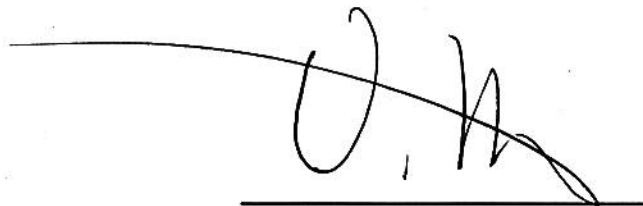
Location:	Non-Development
Submitting Department:	Executive
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to adopt the Authority's revised Section 8 Administrative Plan ("Plan"), as required by the US Department of Housing and Urban Development and the regulations governing the Section 8 Housing Choice Voucher Program. The Plan was last amended by Board Resolution 13-7/31-25. The Plan's revisions include: (i) information on Fair Housing, Reasonable Accommodations, Eligibility, Payment Standards, Voucher Issuance, Occupancy Standards, Housing Quality Standards, Rent Reasonableness, General Leasing Policies, Housing Assistance Payment Contracts, Owners, Annual and Interim Recertifications, Transfers and Portability, Termination of Assistance, Program Integrity, LLC Developments, Enhanced Vouchers, and Project Based Vouchers; (ii) documentation requirements for Annual and Interim Recertifications; and, (iii) streamlined requirements for Housing Quality Standards Certifications.

APPROVED

- 30 Board Member Youssouf move that the Members be authorized to meet in Executive Sessions today and on any adjourned or rescheduled future date, to discuss employee disciplinary proceedings, tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Corporate Secretary