

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Secretary***

*Disposition*  
*Regular Meeting*  
*Wednesday, December 21, 2011*

Authority Minutes

Minutes of Regular Meeting, Wednesday, December 7, 2011

**APPROVED**

- 1 Authorization to Exercise the One-Year Renewal Option in an Agreement with ACE American Insurance Company

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – Self Insurance Fund
Amount:	\$1,130,157.00
Projected Section 3 Hires:	N/A

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Authorization is requested to exercise the one-year renewal option in the agreement with ACE American Insurance Company for the Authority's Excess Workers' Compensation Insurance Program Policy, authorized by Board Resolution 10-11/24-1, for an initial one-year term, with a one-year renewal option, the renewal period commencing on January 1, 2012 and continuing through December 31, 2012.

**APPROVED**

- 2 Rejection of All Bids for Exterior Brickwork and Bulkhead Roof Replacement

Location:	Riis
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Rejection of all bids is recommended in the best interest of the Authority. The scope of work will be expanded to include additional items and the contract will be re-bid.

**APPROVED**

*N/A = NOT APPLICABLE*

*APPROVED = UNANIMOUS*

3 Award of a Contract for Replacement of Vacuum Pumps, Condensate Pumps and Zone Valves

Location:	Dyckman
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$449,120.00
Projected Section 3 Hires:	1

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, UTB-United Technology, Inc. The first and second lowest bidders were deemed non-responsive for the submission of bids so much lower than the Authority's cost estimate that it appears unlikely the contractors will be able to perform the contract work satisfactorily and pay prevailing wages.

**APPROVED**

4 Award of a Contract for Roof Replacement and Related Work

Location:	Todt Hill
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,466,281.00
Projected Section 3 Hires:	7

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Imperium Construction, Inc. The first lowest bidder was deemed non-responsive for poor performance on Authority contracts awarded in 2010 and 2011.

**APPROVED**

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

Location:	Forest Hills Co-Op
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$1,176,050.25
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 (which is scheduled to expire December 31, 2011), to provide private management services for an extended six-month term, commencing on January 1, 2012 and continuing through June 30, 2012, with three (3) one-month renewal options in the Authority's sole discretion.

**APPROVED**

6 Authorization to Amend the Agreement with Grenadier Realty Corp.

Location:	University Avenue Consolidation
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$2,924,348.25
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 (which is scheduled to expire December 31, 2011), to provide private management services for an extended six-month term, commencing on January 1, 2012 and continuing through June 30, 2012, with three (3) one-month renewal options in the Authority's sole discretion.

**APPROVED**

7 Authorization to Amend the Agreement with Grenadier Realty Corp.

Location:	Brooklyn & Manhattan
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$3,044,286.75
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 (which is scheduled to expire December 31, 2011), to provide private management services for an extended six-month term, commencing on January 1, 2012 and continuing through June 30, 2012, with three (3) one-month renewal options in the Authority's sole discretion.

**APPROVED**

8 Authorization to Amend the Agreement with Building Management Associates

Location:	Murphy Consolidated
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$3,508,981.50
Projected Section 3 Hires:	N/A

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Authorization is requested to amend the agreement with Building Management Associates, authorized by Board Resolution 07-5/2-6 and as amended by subsequent Board Resolutions (which is scheduled to expire December 31, 2011), to provide private management services for an extended six-month term, commencing on January 1, 2012 and continuing through June 30, 2012, with three (3) one-month renewal options in the Authority's sole discretion.

**APPROVED**

9 Authorization to Amend the Agreement with Kraus Management Co., Inc.

Location:	Nelson, Anderson & Franklin Avenue Conventional
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Operating – Federal
Amount:	\$1,466,121.75
Projected Section 3 Hires:	N/A

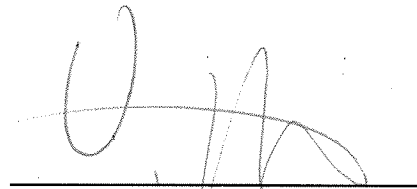
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Authorization is requested to amend the agreement with Kraus Management Co., Inc., authorized by Board Resolution 07-5/2-6 and as amended by subsequent Board Resolutions (which is scheduled to expire December 31, 2011), to provide private management services for an extended six-month term, commencing on January 1, 2012 and continuing through June 30, 2012, with three (3) one-month renewal options in the Authority's sole discretion.

**APPROVED**

- 10 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**



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Vilma Huertas  
Secretary