

**AGENDA**  
**ALBANY HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS**  
**REGULAR MONTHLY MEETING**

**MONDAY, JULY 9, 2012 at 2:00 P.M.**

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- 1. Roll Call.**
- 2. Community Forum - Jeannie Orr – The Capital District Tobacco-Free Coalition**
- 3. Reading and approval of the minutes of the meeting held June 11, 2012.**
- 4. Action Calendar**

- 06-12-41 Approval to apply for a pre-development loan with M&T bank for SE III in the principal amount of \$200,000 subject to terms satisfactory to Counsel. (Ratified)
- 06-12-46 Approval to authorize Albany Housing Authority to execute a Loan in the amount of \$200,000 from the Community Loan Fund of the Capital Region, Inc. to facilitate Senior Citizens of Albany, Inc. to move into the Kitchen space at the Campus South Community Center. Senior Citizens of Albany, Inc. will reimburse AHA for the principal and interest incurred in connection with this loan over a period not to exceed ten years in accordance with terms to be determined. (Ratified)
- 06-12-47 Approval that pursuant to a competitive procurement process, Baer & Associates, LLC be awarded the contract for independent cost analysis services according to the terms contained within the Request for Proposals dated June 20, 2012 and Baer's proposal dated June 21, 2012 for a lump sum of \$23,200. The proposal includes a voluntary deduct alternate of \$2,500 should a presentation to AHA and HUD in Albany, NY not be necessary. (Ratified)
- 07-12-48 Approval, subject to approval of the Common Council of the City of Albany, to enter into a collective bargaining agreement with PEF for the period July 1 2011-June 30, 2015 that includes the financial provisions set forth in the attached summary.
- 07-12-49 Approval to increase the threshold for requiring Board approval to enter into construction and service contracts from \$15,000 to \$25,000, to be consistent with current AHA policy for the purchase of materials and supplies.
- 07-12-50 Approval to award contract for Asbestos Abatement at 93 (aka-95) Livingston Avenue, Albany, NY 12210 Contract# 05-2012-10a to the 2<sup>nd</sup> low bidder, Sullivan Contracting, Inc. and to rescind Board resolution # 06-12-45 awarding the contract to Precision Environmental Solutions. 3<sup>rd</sup> Bidder: Lorice Enterprises, \$68,000; 4<sup>th</sup> Bidder: Emlo Kasapinov Corp, \$69,650; 5<sup>th</sup> Bidder: AID L&C JV, \$127,320.
- 07-12-51 Approval to award North Albany Exterior Siding Replacement Contract #23-2012-12 to the low bidder. Bid results are being reviewed by the Syversten engineering and lowest qualified bidder information will be made available at the board meeting.

**Advisement:** Referencing advisement from March 2012 board meeting, Purchase Order has been issued for Phase 2 Garden Wall Contract #03-2011-7b including Emergency Repairs at 159 Church Street, 200 Green Street, 220 Green Street, 230 Green Street and 20 Rensselaer Street to the low bidder for both Phases, AOW Contracting, Inc. (\$83,850). 2<sup>nd</sup> Bidder, Bennett Contracting: \$93,570; 3<sup>rd</sup> Bidder, Duncan and Cahill: \$107,000.

- 5. Reports of Committees**
- 6. New Business**
  - Report of the Executive Director**
    - A. Monthly Management Report**
    - B. Items for Advisement and Discussion**
    - C. Bank Balance as of 07/05/2012**
- 8. Bills and Communications / Report of the Chief Fiscal Officer**
- 10. Adjournment –**

**NEXT MEETING**

**Monday, August 13, 2012 @ 2:00 p.m.**

**200 South Pearl Street, Albany, New York 12202**