

AGENDA
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
MONDAY, AUGUST 12, 2013 at 2:00 P.M.
200 South Pearl Street

- 1. Roll Call.**
- 2. Community Forum**
- 3. Reading and approval of the minutes of the previous meeting held June 10, 2013**
- 4. Action Calendar**

- 07-13-32 Approval to enter into a contract to purchase a three unit building known as 84 Morton Ave and 35 Catherine St. (also known as 82 Morton Ave) for \$150,000, plus a 6% commission, subject to availability of RHF Funds and contingent on delivery of clear title and absence of environmental contamination (ratified).
- 08-13-33 Approval to enter into a two-year contract with Senior Services of Albany for a Westview Homes Director in the amount not to exceed \$76,045 and at the discretion of the Executive Director to renew the contract every two years, all subject to funds availability. (Funded by HUD pass-through grant)
- 08-13-34 Approval to adopt Accounting and Control Policies set forth in "ALBANY HOUSING AUTHORITY ACCOUNTING & CONTROL POLICIES GUIDEBOOK" dated August 12, 2013.
- 08-13-35 Approval, subject to negotiation of terms satisfactory to the Executive Director & approval by General Counsel, to enter into a Joint Venture Agreement with WinnDevelopment Company Limited Partnership to facilitate the acquisition, design, financing, renovation, and ownership of Livingston Apartments in which Albany Housing Authority or an affiliate would act as Managing General Partner & perform certain services, but assume no financial risk, in exchange for a fee of not less than \$50,000.
- 08-13-36 Approval to enter into a Construction Management Agreement for the rehabilitation of 84 Morton Avenue for an amount not to exceed \$50,000 with the contractor who submits the proposal found to be most advantageous to the Authority. Requests for Proposals were sent to Sano-Rubin Construction Co. Inc., Bishop Beaudry Construction, Inc. and AOW Associates, Inc. with responses due August 9.
- 08-13-37 Authorization to advance \$252,624.75 for payments to the contractor on the Academy Lofts project to be utilized, in anticipation of receipt of payment # 9 (May, 2013) and subsequent payments from Empire State Development Corporation, as a revolving loan fund until completion of the project (approx. 120 days). Payment #9 was approved by the local office of ESDC, on 7/11/13, and has been sent to NYC for final signatures. Advancements will be issued to the contractor only after the ESDC local office has approved the submittal package and advised it has been sent to NYC for signature. [Norstar are advanced \$288,825.01 for ESDC payment #8, the week of July 22].

08-13-38 Approval to enter into a contract for Developer Consultant Services for Ida Yarbrough Homes Rehabilitation, Phase I with Calogero Partners, LLC, the consultant who submitted the proposal found to be most advantageous to the Authority, for an amount not to exceed \$60,000. Proposals were also submitted by Recap Real Estate Advisors and KLR Consulting, LLC

5. Reports of Committees

6. Unfinished Business

7. New Business:

8. Bills and Communications

9. Report of the Executive Secretary

A. Monthly Management Report

B. Monthly Financial Report (Deputy Director)

C. Items for Advisement and Discussion

- **Bank Balance as of 8/5/13**

10. Adjournment –

NEXT MEETING:

Monday, September 9, 2013 @ 2:00 p.m.

200 South Pearl Street, Albany, New York 12202