

MINUTES
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS SPECIAL MEETING
Friday, August 16, 2013 at 2:00 P.M.
200 South Pearl Street
Albany, New York 12202

Call to Order: The Chair called the meeting to order at 2: 11 pm

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|-----------------------------|----------------|
| 1. Roll Call Present | Absent |
| Victor Cain (Chair) | |
| Paul Mancino (Vice-Chair) | |
| Rev. James LeFebvre | |
| Richard Tucker | |
| Melvenia Jenkins | |
|
Agnes Jackson |
Paul Mance |

6 members were present, constituting a quorum.

Staff: Steven T. Longo, Executive Director, Peter Ragsdale, Deputy Director; Joseph M. Brennan, General Counsel; Chiquita D'Arbeau, Employee Relations Manager

Others: None

- 2. Community Forum:** There were no comments from the Community
- 3. Reading and approval of the minutes of the previous meeting held August 12, 2013**

Deferred to September Meeting

4. Action Calendar

Each item was read by Father Lefebvre with Mr. Longo providing background

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.

Motion to Approve by: Commissioner Mancino;
Second by Commissioner Lefebvre
All in Favor
The Chair declared the Resolution passed

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. A review 3 person committee reviewed the proposals; determined that the proposal submitted by AOW is most advantageous to the Authority; and recommends that the Construction Management contract be awarded to AOW.

Motion to Approve by: Commissioner Mancino;
Second by Commissioner Tucker
All in Favor
The Chair declared the Resolution passed

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 the 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.

Motion to Approve by: Commissioner Jenkins;
Second by Commissioner Jackson
All in Favor
The Chair declared the Resolution passed

5. **Reports of Committees:** There were no Committee reports
 6. **Unfinished Business:** No Unfinished business was considered
 7. **New Business:**
- 08-13-39 Authorization for the Executive Director to submit a Section 211 Waiver request to the New York State Civil Service Commission on behalf of Jay Cunningham.

Motion to Approve by: Commissioner Jenkins;
Second by Commissioner Jackson
All in Favor
The Chair declared the Resolution passed

8. **Bills and Communications:** No bills or communications were discussed

9. **Report of the Executive Secretary**

A. Monthly Management Report

Having given the Monthly Management Report at the Regular Meeting held August 12th, Mr. Longo had no additional report.

B. Monthly Financial Report (Deputy Director)

Having given the Monthly Financial Report at the Regular Meeting held August 12th, Mr. Ragsdale had no additional report.

C. Items for Advisement and Discussion: None

D. Bank Balance as of 8/5/13: Provided at the August 12th Meeting

11. **Adjournment** – There being no further business to conduct, the Chair declared the meeting adjourned at 2:30 pm

NEXT MEETING:

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

200 South Pearl Street, Albany, New York 12202