

MINUTES
ALBANY HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
Monday, October 21, 2013 at 2:30 P.M.
200 South Pearl Street
Albany, New York 12202

Call to Order: The Chair called the meeting to order at 2: 34 pm

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

7 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: None**

3. **Reading and approval of the minutes of the previous meeting held September 9, 2013**

Motion to Approve the September 9, 2013 Minutes by: Commissioner Mancino;
Second by Commissioner Jenkins
All in Favor
The Minutes were approved as presented

4. **Action Calendar**

Each item was read by Father Lefebvre with Mr. Longo providing background
44, 45, & 46 were read and acted upon together

10-13-44 Authorization to submit an application to the U.S. Dept. Of Housing and Urban Renewal for permission to demolish buildings #10 and #11 at the Low-Rise Portion of Ida Yarbrough Homes and to execute and deliver all documents and agreements necessary to support such application. Buildings #10 and #11 are currently vacant and were included in Resolution 01-13-03, which authorized the demolition of up to ninety-two (92) public housing units at the low-rise portion of Ida Yarbrough Homes. (Ratified)

10-13-45 Approval to enter into a contract for Architectural and Engineering Services for Ida Yarbrough Homes Rehabilitation, Phase I with Dave Sadowsky, Architect P.C., the firm that submitted the proposal found to be most advantageous to the Authority, for an amount not to exceed \$99,850. Proposals were also submitted by SYVERTSEN RIGOSU Architects PLLC, ICON Architecture, and Harris A. Sanders, Architects, P.C. (Ratified)

10-13-46 Approval to award Capital Woods Contract 001-2013-14 Deep energy Retrofit and Exterior Siding Contract to the low bidder, Bennett Contracting in the amount of \$46,700.00 with the AHA contribution to this amount to be \$32,500.00. (Ratified)

2nd bidder, Hoosick Valley Contracting -74,800

3rd Bidder, Mid State \$90,983

Motion to Approve 10-13-44, 10-13-45, and 10-13-46 by: Commissioner Mancino

Second by Commissioner Jenkins

All in Favor

The Chair declared the Resolutions passed

10-13-47 Authorization, contingent on availability of RHF Funds, to award Contract # 04-2013-8D, Interior Renovations at 34 Morton Ave., to the low bidder, A.J Arpey Inc., 112 Colombia Ave. Ballston Spa, NY 12020 in the amount of \$162,900.

Second low bidder – AOW Associates \$164,000

Third low bidder – Bunkoff General Contractors \$184,000

Fourth low bidder – Hoosick Valley Contractors \$213,600

Fifth low bidder - Wainschaf Associates \$235,000

Sixth low bidder – Bennett Contracting, Inc. \$236,400

Motion to Approve by: Commissioner Mancino

Second by Commissioner Manse

All in Favor

The Chair declared the Resolution passed

10-13-48 Authorization, contingent upon availability of RHF Funds, to enter into a contract for the renovation of 84 Morton Ave with the low bidder, AOW Associates 30 Essex Street, Albany, NY, Addendum #1 for a Guaranteed Maximum Price not to exceed \$354,000.

Second Bidder Bishop Beaudry

Third Bidder Sano Rubin

Motion to Approve by: Commissioner Manse

Second by Commissioner Mancino

All in Favor

The Chair declared the Resolution passed

10-13-49 Authorization, contingent upon availability of RHF Funds, to award Contract # 04-2013-8a, Roofing, Masonry Repair and Repointing at 34 Morton Ave. to the low bidder (bids to be received October 21)

This item was withdrawn because the bids came in under the amount requiring Board approval

5. **Reports of Committees:** None

6. **Unfinished Business :** None

7. **New Business:** None

8. **Bills and Communications:** None

9. **Report of the Executive Secretary**

A. Monthly Management Report

- South End Development, Phase III is progressing well. A number of units are complete and occupied and the balance are expected to be finished and occupied by the end of the year. We are applying to FHLB for a grant to cover the \$300,000 in unexpected expense that arose from the additional fees charged by the landfill and we have been notified that we are a finalist in the competition. We are also applying for another grant to cover the 165,000 cost of the Laundromat and are optimistic we will be successful.
- Academy Lofts is also progressing well and we are optimistic that it will be complete by the end of the year.
- The renovations to Westview Homes are nearing completion and have received compliments from the residents and others concerning the exterior of the building.
- We are working on the application to HCR for funding to redevelop Ida Yarbrough Homes, Low Rise, Phase I. We are acting as our own developer and have a strong team in place. The application is due December 5th.
- The Capital South Campus Center is progressing well. Construction is ahead of schedule and we hope to have it complete in the Spring.

B. Monthly Financial Report (Deputy Director)

Mr. Ragsdale provided a report of current finances and provided graphs depicting the performance of each of the Federal Developments; each of the Component Units; and the Section 8 program. HUD has cut fees that AHA receives for administering the Section 8 program to 69 cents on the dollar – resulting in a deficit that we are covering from other income so as to continue housing the families that we have been serving. We feel that the management fees that we now receive from the mixed finance development projects will enable us to continue to carry the Sec.8 program for the foreseeable future.

The annual audit of the Federal Program began today.

C. Items for Advisement and Discussion

- **Bank Balance as of 10/17/13**

- 10. Adjournment – There being no further business to consider, the Chair declared the meeting adjourned at 2:57**

NEXT MEETING:

**Monday, November 18th 2013 @ 2:30 p.m.
200 South Pearl Street, Albany, New York 12202**