

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, February 15, 2012

Authority Minutes

Minutes of Regular Meeting, Wednesday, February 1, 2012

APPROVED

- 1 Authorization to Appoint Edward N. Constantino as an Independent Member of the Audit Committee

| | |
|----------------------------|-----------------|
| Location: | Non-Development |
| Submitting Department: | Audit |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | N/A |

Authorization is requested, pursuant to Section III of the Charter of the Audit Committee of the Authority, as established by Board Resolution 03-6/18-18, and amended by Board Resolutions 04-12/15-6 and 10-3/3-7, to appoint Edward N. Constantino as an Independent Member of the Audit Committee.

APPROVED

- 2 Ratification of a Change Order to Contract No. GR9003856, Awarded to Hunter Roberts Construction Group, L.L.C.

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|----------------------------|---------------------------------|
| Location: | Ocean Bay Apartments |
| Submitting Department: | Capital Projects Administration |
| Funding Source: | Capital – Federal |
| Amount: | \$14,000.00 |
| Projected Section 3 Hires: | N/A |

Authorization is requested to ratify a change order to Contract No. GR9003856, awarded to Hunter Roberts Construction Group, L.L.C. for restoration of ten (10) apartments authorized by Board Resolution 09-12/9-14. The change order, in the negotiated amount, is required for the replacement of clogged waste lines in Building Nos. 19 and 20.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

- 3 Ratification of a Change Order to the Contract Between the Authority's Construction Manager, LiRo Program & Construction Management, P.C., and its Subcontractor, AAH Construction Corp.

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|----------------------------|---------------------------------|
| Location: | Ocean Bay Apartments |
| Submitting Department: | Capital Projects Administration |
| Funding Source: | Capital – Federal |
| Amount: | \$536,000.00 |
| Projected Section 3 Hires: | N/A |

Authorization is requested to ratify a change order to the contract between the Authority's Construction Manager, LiRo Program & Construction Management, P.C., and subcontractor, AAH Construction Corp. ("AAH"), for the renovation of 64 apartments, authorized by Board Resolution 10-8/18-4 and awarded pursuant to Construction Management Task Order #9. The change order, in the negotiated amount, required AAH to perform the installation of various fixtures and finishes in the 64 E Line apartments.

APPROVED

- 4 NYCHA Commercial Lease

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|----------------------------|----------------------------------|
| Location: | First |
| Submitting Department: | Facility Planning Administration |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | N/A |

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Rafik Bouzgarrou, as Tenant, for the commercial space located on the street level of the building at 37 Avenue A, New York, NY, which space is known as store number 6 and 7, in the First Houses development. The premises will be utilized as a restaurant. The term of the lease will be seven (7) years, commencing on May 1, 2012 and continuing through April 31, 2019, or commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Manager and continuing for seven (7) years thereafter, at an annual base rent of \$86,250.00 for the first year, exclusive of a six (6) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$617,762.36.

APPROVED

5 NYCHA Commercial Lease

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|----------------------------|----------------------------------|
| Location: | Red Hook I |
| Submitting Department: | Facility Planning Administration |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | N/A |

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Millennium Chemist Inc., as Tenant, for the commercial space located on the street level of the building at 598 Clinton Street, Brooklyn, NY, which space is known as store number 9, in the Red Hook I Houses development. The premises will be utilized as a pharmacy. The term of the lease will be five years (5) years, commencing on April 1, 2012 and continuing through March 31, 2017, or commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Manager and continuing for five (5) years thereafter, at an annual base rent of \$12,300.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$65,302.37.

APPROVED

6 Authorization to Convey a 32,000 SF Parcel of Land with Easements of up to 9,000 SF for the Development of a Charter School and Affordable Housing, and to Form Housing Development Fund Companies to Participate in the Ownership Structure of Affordable Housing Project

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|----------------------------|-------------|
| Location: | Washington |
| Submitting Department: | Development |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | N/A |

Authorization is requested to: (a) convey approximately 32,000 SF of excess land, located at New York County Block 1652, Lot 1 (the "Project Site"), to affiliates of Harlem RBI, Inc. and Jonathan Rose Companies (collectively, the "Developer") for the purposes of constructing a mixed-use condominium regime containing 3 condominium units: (1) an 89-unit affordable housing project, (2) a 450-seat charter school for grades K through 8, and (3) associated administrative offices (collectively, the "Project"); (b) grant to the Project Site for the benefit of the Project approximately 3,482 SF in a vehicular and pedestrian easement, 262 SF in a utility easement, and 5,264 SF in an egress easement (collectively, the "Developer Easements"); (c) retain from the Project Site utility easements for the benefit of the Authority (collectively the "NYCHA Easement"); (d) sponsor and form certain affiliates, to be parent and subsidiary housing development fund companies pursuant to Article 11 of the Private Housing Finance Law (respectively, the "Parent HDFC" and the "SPE HDFC" and collectively, the "HDFCs"); and (e) permit the HDFCs to participate in the ownership structure of the affordable housing unit of the Project.

APPROVED

7 Authorization to Enter into an Agreement with Celco Partnership dba Verizon Wireless

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|----------------------------|---------------------|
| Location: | Non-Development |
| Submitting Department: | IT Infrastructure |
| Funding Source: | Operating – Federal |
| Amount: | \$838,512.00 |
| Projected Section 3 Hires: | N/A |

Authorization is requested to enter into an agreement with Celco Partnership dba Verizon Wireless to provide continued monthly Blackberry usage services, commencing March 1, 2012 and continuing through February 28, 2013, or commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Manager and continuing for one (1) year thereafter, pursuant to the terms and conditions of NYS Office of General Services Comprehensive Telecommunications Services Contract PS63766.

APPROVED

8 Ratification of an Agreement with Work Force Outsource Services

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|----------------------------|---------------------|
| Location: | Non-Development |
| Submitting Department: | General Services |
| Funding Source: | Operating – Federal |
| Amount: | \$150,000.00 |
| Projected Section 3 Hires: | N/A |

Authorization is requested to ratify an agreement with Work Force Outsource Services to provide IT Help Desk Consulting Services, commencing on January 30, 2012 and continuing through July 29, 2012.

APPROVED

9 Authorization to Enter into an Agreement with IIT, Inc.

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|----------------------------|-------------------------------|
| Location: | Non-Development |
| Submitting Department: | General Services |
| Funding Source: | Operating & Capital - Federal |
| Amount: | \$10,732,338.50 |
| Projected Section 3 Hires: | 30% of actual hires |

Authorization is requested to enter into an agreement with IIT, Inc. to provide staff augmentation services, commencing on February 28, 2012 and continuing through February 27, 2015, or commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Manager and continuing for three (3) years thereafter.

APPROVED

10 Authorization to Amend the Authority's By-Laws

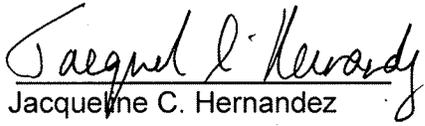
| | |
|----------------------------|-----------------|
| Location: | Non-Development |
| Submitting Department: | Law |
| Funding Source: | N/A |
| Amount: | N/A |
| Projected Section 3 Hires: | N/A |

Authorization is requested to amend (a) the Authority's By-Laws, which were established pursuant to Board Resolution No. 58-6-515 and as subsequently amended, to (i) institute the following title changes: "Deputy General Managers" shall be "Executive Vice-Presidents", the "Secretary" shall be the "Corporate Secretary", and the "General Counsel" shall also be referred to as the "Executive Vice-President for Legal Affairs"; and (ii) provide for the interim appointment of an acting executive to fill a vacancy until such time as the Members have made a permanent appointment for the position, as reflected in Article II Section 7; and, (b) all Authority documents to reflect such changes.

APPROVED

- 11 Vice-Chair Youssouf 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


Jacqueline C. Hernandez
Assistant Secretary