

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

*Disposition*  
*Regular Meeting*  
*Wednesday, November 21, 2012*

Authority Minutes

Minutes of Regular Meeting, Wednesday, October 24, 2012

**APPROVED**

- 1 Authorization of Payment to Delphi Plumbing & Heating Inc.

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$481,486.26
Projected Section 3 Hires:	N/A

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Authorization is requested for payment to Delphi Plumbing & Heating Inc. ("Delphi") for work performed and related costs in connection with the installation of water meters back flow preventers and water pumps. Payment, in the negotiated amount, is required to compensate Delphi for material cost escalation during an extended period of delay from 2005 to 2008, additional work, engineering fees and retainage.

**WITHDRAWN**

- 2 Authorization to Enter into an Agreement with Bentley Systems, Inc.

Location:	Non-Development
Submitting Department:	IT Infrastructure
Funding Source:	Operating – Federal
Amount:	\$291,547.26
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into an agreement with Bentley Systems, Inc. to provide computer aided design software maintenance, commencing on December 1, 2012 and continuing through November 30, 2014, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for two (2) years thereafter.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Authorization to Enter into a Commercial Lease Agreement with Brooklyn Plaza Medical Center, Inc.

Location:	Whitman
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Brooklyn Plaza Medical Center, Inc., as Tenant, for the commercial space located on the street level of the building at 297 Myrtle Avenue and 140 and 142 North Portland Avenue, Brooklyn, NY, which space is known as store numbers 15, 18 and 19, in the Whitman Houses development. The premises will be utilized as a medical center. The term of the lease will be ten (10) years, commencing on January 1, 2013 and continuing through December 31, 2022, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for ten (10) years thereafter, at an annual base rent of \$86,450.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$991,052.37.

**APPROVED**

4 Authorization to Enter into a Commercial Lease Agreement with Advanced Solutions Group Inc.

Location:	Lower East Side Rehab (Group 5)
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Advanced Solutions Group Inc., as Tenant, for the commercial space located on the street level of the building at 89 Avenue C, New York, NY, which space is known as store number 2, in the Lower East Side Rehab (Group 5) development. The premises will be utilized as a bicycle and electronics sales and repair store. The term of the lease will be five (5) years, commencing on January 1, 2013 and continuing through December 31, 2017, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$54,800.00 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: \$263,540.66.

**APPROVED**

5 Authorization to Enter into an Agreement with Center for Employment Opportunities, Inc.

Location:	Various (Citywide)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$1,368,000.00
Projected Section 3 Hires:	N/A

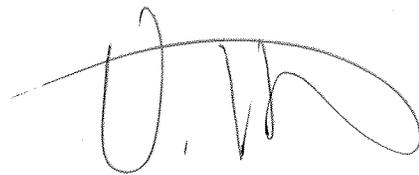
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Authorization is requested to enter into an agreement with Center for Employment Opportunities, Inc. to provide work crews to perform various maintenance and janitorial tasks, commencing on November 15, 2012 and continuing through November 14, 2015, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for three (3) years thereafter, with two (2) one-year renewal options to be exercised at the Authority's sole discretion, pursuant to the terms and conditions of the NYS Department of Corrections and Community Supervision Contract C-000780.

**APPROVED**

6 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**



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Vilma Huertas  
Corporate Secretary