

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, December 7, 2011

Authority Minutes

Minutes of Regular Meeting, Wednesday, November 23, 2011

APPROVED

1 Rejection of All Bids for Bathroom Renovation

Location:	Tafts Rehab
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. The scope of work will be expanded to include additional items and the contract will be re-bid.

APPROVED

2 Ratification of a Change Order to the Contract Between the Authority's Construction Manager, TDX Construction Corporation and its subcontractor, Zoria Housing, LLC

Location:	Woodside
Submitting Department:	Capital Projects Administration
Funding Source:	Capital - Stimulus
Amount:	\$3,338,000.00
Projected Section 3 Hires:	10

Authorization is requested to ratify a change order ("Change Order") to the contract between the Authority's Construction Manager, TDX Construction Corporation and subcontractor, Zoria Housing, LLC ("Zoria"), for exterior brickwork repairs and abatement, awarded pursuant to Construction Management Task Order #1. The Change Order required Zoria to perform additional brickwork repair at Building Nos. 5, 9, 10, and 13.

APPROVED

3 Authorization to Enter into an Agreement with New York State Industries for the Disabled, Inc.

Location:	Non-Development
Submitting Department:	General Services
Funding Source:	Operating - Federal
Amount:	\$1,536,471.68
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with the New York State Industries for the Disabled, Inc. for janitorial, cleaning and pest control services at the Authority's Long Island City facility, commencing on January 1, 2012 and continuing through December 31, 2014, 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, pursuant to the provisions of NYS Finance Law Section 162, Preferred Sources.

APPROVED

4 Authorization to Amend the Authority's Contract Procedure Resolution

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

Authorization is requested to amend the Authority's Contract Procedure Resolution, which was established pursuant to Board Resolution 74-06/5-26, and as amended by subsequent Board Resolutions, to eliminate the requirement that certain procurements be reviewed by the Contract Review Committee.

APPROVED

5 Authorization to Amend the Section 8 Administrative Plan

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

Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 11-1/5-3, as required by the United States Department of Housing and Urban Development regulations governing the Section 8 Housing Choice Voucher Program, to eliminate the waiting periods for rent changes pursuant to a request for an interim determination, and require that the request of an interim determination be reviewed within ten (10) calendar days, at which time, the family would be advised if any additional information or documentation is required to process the request. Upon receipt of all required information or documentation, the request must be processed within thirty (30) calendar days.

APPROVED

6 Ratification of an Extension to the Agreement with Marsh USA Inc.

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating - Self Insurance Fund
Amount:	\$99,999.99
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the extension of an agreement with Marsh USA Inc. ("Marsh"), authorized pursuant to Board Resolution 09-6/10-1 which expired on September 30, 2011, to provide loss control services, from October 1, 2011 and continuing through December 31, 2011.

APPROVED

7 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning and 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 Carol McHenry d/b/a Carol's Uptown Hair Design, as Tenant, for the commercial space located on the street level of the building at 2525 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 1, in the Frederick Samuel Houses (LLC I) development. The premises will be utilized as a hair salon. The term of the lease will be five years (5) years, commencing on March 1, 2012 and continuing through February 28, 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 \$13,031.55 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$69,186.27.

APPROVED

8 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning and 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 Nail on 7th Ave. I Inc., as Tenant, for the commercial space located on the street level of the building at 2449 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 2, in the Frederick Samuel Houses (LLC I) development. The premises will be utilized as a nail salon. The term of the lease will be five years (5) years, commencing on March 1, 2012 and continuing through February 28, 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 \$18,912.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$100,406.37.

APPROVED

9 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning and 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 Juanchi Deli Grocery Corp., as Tenant, for the commercial space located on the street level of the building at 2533 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 1, in the Frederick Samuel Houses (LLC I) development. The premises will be utilized as a deli/grocery. The term of the lease will be five years (5) years, commencing on March 1, 2012 and continuing through February 28, 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 \$17,789.10 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$94,444.75.

APPROVED

10 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning and 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 El Hadj Abdou Dioum & Mame Medoune Dioum d/b/a Best African Hair Braiding, as Tenant, for the commercial space located on the street level of the building at 2465 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 1, in the Frederick Samuel Houses (LLC I) development. The premises will be utilized as a hair braiding salon. The term of the lease will be five (5) years, commencing on March 1, 2012 and continuing through February 28, 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 \$18,468.75 for the first year, and three percent annual increases for the remainder of the term. Total Revenue: \$98,053.10.

APPROVED

11 NYCHA Commercial Lease

Location:	Queensbridge North
Submitting Department:	Facility Planning and 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 New Champion Wok, Inc., as Tenant, for the commercial space located on the street level of the building at 10-39 41st Avenue, Long Island City, NY, which space is known as store number 11, in the Queensbridge North Houses development. The premises will be utilized as a restaurant. The term of the lease will be five (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 \$34,301.60 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$182,111.85.

APPROVED

12 NYCHA Commercial Lease

Location:	Betances VI
Submitting Department:	Facility Planning and 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 Liberty Two Discount Center Inc., as Tenant, for the commercial space located on the street level of the building at 474 Willis Avenue, Bronx, NY, which space is known as store number 2, in the Betances VI Houses development. The premises will be utilized as a discount store. The term of the lease will be seven (7) years, commencing on January 1, 2012 and continuing through December 31, 2018, 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 \$95,718.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$733,435.56.

APPROVED

13 Authorization to Enter into an Agreement with Ernst & Young LLP

Location:	Non-Development
Submitting Department:	Audit
Funding Source:	Operating - Federal & Mixed Finance
Amount:	\$2,573,655.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Ernst & Young LLP to conduct a Single Audit of the Authority's operations for the fiscal year period ending December 31, 2011, with three (3) one-year renewal options.

WITHDRAWN

14 Authorization is Requested to: (a) Convey an Approximately 53,360 Square Foot Parcel of Land; (b) Reserve a Portion of Such Parcel for a Sewer Easement; and (c) Execute a Mayoral Override Request in Support of a Reduction of the Otherwise Required Amount of Parking

Location:	Highbridge Gardens
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to: (a) convey an approximately 53,360 square foot parcel of land at Highbridge Gardens housing development ("Highbridge Gardens") situated on Bronx County Block 2527, Lot 50 (the "Property") to Highbridge Overlook Partnership Housing Development Fund Company, Inc., as fee owner. The beneficial owner will be Highbridge Overlook, L.P., a subsidiary of Dunn Development Corp.; (b) reserve from the Property an easement to maintain an existing sewer line servicing Highbridge Gardens to facilitate the proposed development project consisting of one hundred fifty-five (155) affordable housing units featuring a community room and roof terrace recreation area (the "Project"); and, (c) execute a Request for Mayoral Override in support of a reduction of the otherwise required amount of parking mandated by the New York City Zoning Resolution for the Project.

APPROVED

- 15 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

A handwritten signature in black ink, appearing to be 'V. Huertas', written over a horizontal line.

Vilma Huertas
Secretary