

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Disposition
Regular Meeting
Wednesday, August 1, 2012

Authority Minutes

Minutes of Regular Meeting, Wednesday, July 18, 2012

APPROVED

- 1 Rejection of All Bids for Building Entrance Improvements

Location:	East 173 rd Street – Vyse Avenue
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 needs.

APPROVED

- 2 Award of a Requirement Contract for the Installation of Sidewalk Sheds

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,613,500.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Metropolitan Enterprises Inc.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC 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 Red Star Chinese Restaurant, Inc., as Tenant, for the commercial space located on the street level of the building at 2529 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 2, in the Frederick Samuel (LLC I) Houses development. The premises will continue to be utilized as a restaurant. The term of the lease will be five (5) years, commencing on October 1, 2012 and continuing through September 30, 2017, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$21,346.92 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$113,333.71.

APPROVED

4 NYCHA Commercial Lease

Location:	Rangel
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 Danar Meat Corp., as Tenant, for the commercial space located on the street level of the building at 159-04 and 159-06 Harlem River Drive, New York, NY, which space is known as store numbers 1 & 2, in the Rangel Houses development. The premises will continue to be utilized as a supermarket. The term of the lease will be ten (10) years, commencing on October 1, 2012 and continuing through September 30, 2022, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for ten (10) years thereafter, at an annual base rent of \$99,900.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$1,145,241.54.

APPROVED

5 NYCHA Commercial Lease

Location:	Whitman
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 Brooklyn Plaza Medical Center, Inc., as Tenant, for the commercial space located on the street level of the building at 297 Myrtle Avenue and 142 North Portland Avenue, Brooklyn, NY, which space is known as store numbers 15 & 18, in the Whitman Houses development. The premises will continue to be utilized as a Medical Center. The term of the lease will be five (5) years, commencing on October 1, 2012 and continuing through September 30, 2017, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$52,850.00 for the first year with three percent annual increases for the remainder of the term. Total Revenue: \$280,587.83.

APPROVED

6 NYCHA Commercial Lease

Location:	Betances VI
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 Fishnet Seafood Café 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 3, in the Betances VI Houses development. The premises will be utilized as a restaurant. The term of the lease will be five (5) years, commencing on October 1, 2012 and continuing through September 30, 2017, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$40,684.00 for the first year, exclusive of a four (4) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$202,435.56.

APPROVED

7 NYCHA Commercial Lease

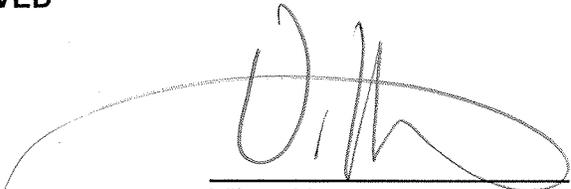
Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Saeed Saleh Aobad, as Tenant, for the commercial space located on the street level of the building at 2469 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 2, in the Frederick Samuel (LLC I) Houses development. The premises will be utilized as a stationery store. The term of the lease will be five (5) years, commencing on October 1, 2012 and continuing through September 30, 2017, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President for Administration and continuing for five (5) years thereafter, at an annual base rent of \$16,800.00 for the first year, exclusive of a two (2) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$86,393.48.

APPROVED

- 8 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



Vilma Huertas
Corporate Secretary