

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Disposition
Regular Meeting
Thursday, September 27, 2012

Authority Minutes

Minutes of Regular Meeting, Wednesday, September 12, 2012

APPROVED

- 1 Rejection of All Bids for Replacement of Lining in Hot Water Tanks

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

Rejection of all bids recommended in the best interest of the Authority. The scope of work will be expanded to include additional needs.

APPROVED

- 2 Authorization of a Change Order to Contract No. WA1106070 awarded to Abax Incorporated

Location:	Marlboro
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Capital – Mixed Finance
Amount:	\$977,500.00
Projected Section 3 Hires:	6

Authorization is requested for a change order to Contract No. WA1106070 awarded to Abax Incorporated, for window replacement, authorized by Board Resolution 11-10/26-04. The change order, in the negotiated amount, is required to include the replacement of windows at Building No. 5.

APPROVED

3 Award of a Requirement Contract for Third Party Witnessing Services for Category 1 and Category 5 Elevator Inspections

Location:	Various (Manhattan)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$370,896.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, J. Martin Associates, Inc. The requirement contract also provides for a one (1) one-year renewal option, to be exercised at the Authority's sole discretion.

APPROVED

4 Award of a Requirement Contract for Third Party Witnessing Services for Category 1 and Category 5 Elevator Inspections

Location:	Various (Bronx)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$295,204.80
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, J. Martin Associates, Inc. The requirement contract also provides for a one (1) one-year renewal option, to be exercised at the Authority's sole discretion.

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 lease agreement between the Authority, as Landlord, and Whitman Pharmacy LLC, as Tenant, for the commercial space located on the street level of the building at 329A Myrtle Avenue, Brooklyn, NY, which space is known as store number 22, in the Whitman Houses development. The premises will be utilized as a pharmacy. The term of the lease will be five (5) years, commencing on November 1, 2012 and continuing through October 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 \$36,800.04 for the first year, exclusive of a one (1) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$192,309.52.

APPROVED

6 NYCHA Commercial Lease

Location:	Harlem River
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 Joseph B. Fobbs, as Tenant, for the commercial space located on the street level of the building at 2632 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 8, in the Harlem River Houses development. The premises will continue to be utilized as a real estate office. The term of the lease will be five (5) years, commencing on November 1, 2012 and continuing through October 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 \$7,350.00 for the first year with three percent annual increases for the remainder of the term. Total Revenue: \$39,022.15.

APPROVED

7 NYCHA Commercial Lease

Location:	Drew - Hamilton (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 A&C Supermas Inc., as Tenant, for the commercial space located on the street level of the building at 2444 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 1, in the Drew - Hamilton Houses (LLC I) development. The premises will continue to be utilized as a supermarket. The term of the lease will be fifteen (15) years, commencing on November 1, 2012 and continuing through October 31, 2027, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for fifteen (15) years thereafter, at an annual base rent of \$106,840.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$1,987,107.97.

APPROVED

8 NYCHA Commercial Lease

Location:	Governor Smith
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 Downtown Food Corp., as Tenant, for the commercial space located on the street level of the building at 5 St. James Place, New York, NY, which space is known as store number 7, in the Governor Smith Houses development. The premises will continue to be utilized as a supermarket. The term of the lease will be fifteen (15) years, commencing on November 1, 2012 and continuing through October 31, 2027, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for fifteen (15) years thereafter, at an annual base rent of \$200,014.50 for the first year, with a two percent annual increase in years two through seven, a two and one-half percent increase in years eight through eleven and a three percent increase in years twelve through fifteen. Total Revenue: \$3,517,088.82.

APPROVED

9 Authorization to Enter into an Agreement with Cassidy Turley New York, Inc.

Location:	Non-Development
Submitting Department:	Facility Planning Administration
Funding Source:	Operating – Federal
Amount:	\$1,205,511.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Cassidy Turley New York, Inc., to provide brokerage services to the Authority for the proposed sublease of office space within 90 Church Street, New York, NY and 250 Broadway, New York, NY, commencing on October 1, 2012 and continuing through September 30, 2013, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Administration and continuing for one (1) year thereafter, with a one (1) one-year renewal option, to be exercised at Authority's sole discretion.

APPROVED

10 Authorization to Enter into an Agreement with CSG Advisors

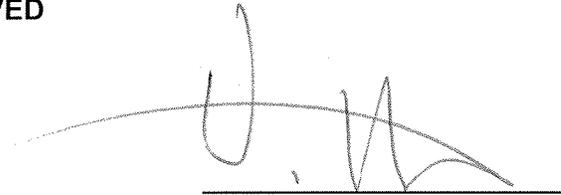
Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with CSG Advisors for real estate and financial advisory services, commencing on September 27, 2012 and continuing through September 26, 2014, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for two (2) years thereafter, pursuant to the terms and conditions of the District of Columbia Office of the Deputy Mayor for Planning and Economic Development Contract AWC-C-99884-RLFIN-07-CSG.

APPROVED¹

- 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

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

Vilma Huertas
Corporate Secretary

¹ Vice-Chair Youssouf abstained from voting on this item.