

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND SIXTIETH MEETING

### Minutes of Board Meeting

Wednesday, February 27, 2013

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chairman called the meeting to order.

Present: John B. Rhea, Chairman  
Emily A. Youssouf, Vice-Chair  
Margarita López, Member  
Victor A. Gonzalez, Member  
Wilma Huertas, Corporate Secretary  
Cecil R. House, General Manager

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

*Minutes*  
*Regular Meeting*  
*Wednesday, February 27, 2013*

Authority Minutes

Minutes of Regular Meeting, Wednesday, February 13, 2013

**APPROVED**

- 1 Authorization to Amend the Agreement with Ernst & Young LLP Related to the Response to and Recovery from Hurricane Sandy

Location:	Non-Development
Submitting Department:	Audit
Funding Source:	Operating – Federal
Amount:	\$1,825,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend the 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, authorized by Board Resolution 12-1/4-22, to increase the not-to-exceed amount, to perform additional auditing services related to the response to and recovery from Hurricane Sandy.

**APPROVED**

- 2 Authorization to Enter into a Commercial Lease Agreement with Salim Faour & Marjan Shifteh

Location:	Williamsburg
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 Salim Faour & Marjan Shifteh, as Tenant, for the commercial space located on the street level of the building at 172 Bushwick Avenue, Brooklyn, NY, which space is known as store number 34, in the Williamsburg Houses development. The premises will be utilized as a pharmacy. The term of the lease will be ten (10) years, commencing on April 1, 2013 and continuing through March 31, 2023, 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 \$34,000.00 for the first year, exclusive of a four (4) month rent concession, with a 1% annual increase in years two and three and a 3% increase in years four through ten. Total Revenue: \$365,423.12.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

- 3 Authorization to Enter into a Commercial Lease Agreement with 2676 7<sup>th</sup> Avenue Grocery Inc.

Location:	Harlem River
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 renewal lease agreement between the Authority, as Landlord, and 2676 7<sup>th</sup> Avenue Grocery Inc., as Tenant, for the commercial space located on the street level of the building at 2624-2626 Adam Clayton Powell Boulevard, New York, NY, which space is known as store number 11 and 12, in the Harlem River Houses development. The premises will continue to be utilized as a deli/grocery. The term of the lease will be five (5) years, commencing on April 1, 2013 and continuing through March 31, 2018, 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 \$21,100.00 for the first year with a 3% annual increase for the remainder of the term. Total Revenue: \$112,022.77.

**APPROVED**

- 4 Ratification of an Award of an Emergency Contract for Pump Replacement Services Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island
Submitting Department:	Executive
Funding Source:	Capital – Federal
Amount:	\$500,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify the award of an emergency contract to Molten Mechanical & Metal Works, Ltd., for the not-to-exceed amount.

**APPROVED**

- 5 Ratification of a Change Order to Contract No. 1227247 Awarded to Belfor USA Group, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Executive
Funding Source:	Capital – Federal
Amount:	\$2,500,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to ratify a change order to Contract No. 1227247 awarded to Belfor USA Group, Inc., for mobilization, mitigation and restoration services, authorized by Board Resolution 12-12/19-11 and as amended by Board Resolution 12-12/19-12. The change order, for the not-to-exceed amount, was required to complete the mobilization, mitigation and restoration services at all affected buildings within the Authority.

**APPROVED**

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

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Operating – 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 is required to compensate Delphi for material cost escalation during an extended period of delay from 2004 to 2008, additional work, engineering fees and retainage.

**APPROVED**

7 Amendment to Board Resolution 12-3/28-6

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal/State/City/ Section 8 Reserves/Mixed Finance/ Other
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to amend Board Resolution 12-3/28-6, which authorized the award of 14 agreements to 14 firms for architectural and engineering services, by changing the funding source in order to enable the Authority to extend these services to all developments within the Authority. All other terms and conditions set forth in Board Resolution 12-3/28-6 shall remain unchanged.

**APPROVED**

8 Amendment to Board Resolution 11-9/28-4

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal/State/City/ Section 8 Reserves/Mixed Finance/ Other
Amount:	N/A
Projected Section 3 Hires:	N/A

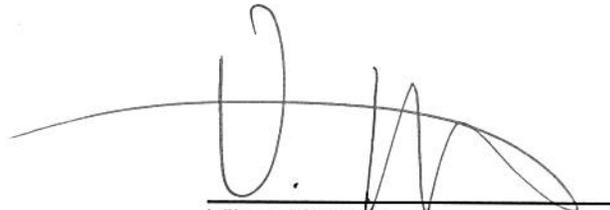
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Authorization is requested to amend Board Resolution 11-9/28-4, which authorized the award of 12 agreements to 12 firms for architectural and engineering services in connection with Local Law 11 inspections and related design and professional services, by changing the funding source in order to enable the Authority to extend these services to all developments within the Authority. All other terms and conditions set forth in Board Resolution 11-9/28-4 shall remain unchanged.

**APPROVED**

- 9 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