

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

*Disposition*  
*Regular Meeting*  
*Wednesday, September 28, 2011*

Authority Minutes

Minutes of Regular Meeting, Wednesday, September 14, 2011

**APPROVED**

- 1 Award of a Contract for Apartment Reconfiguration and Renovation

Location:	Various (Queensbridge North and South)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$361,835.18

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, M. Bhuiyan Construction Co. Inc., for the negotiated bid price.

**WITHDRAWN**

- 2 Award of a Requirement Contract for Brick Repair Pursuant to Local Law 11

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,210,500.00

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, M. Bhuiyan Construction Co. Inc.

**APPROVED**

- 3 Award of a Contract for Elevator Rehabilitation, Maintenance and Service for Ten (10) Elevators

Location:	Bland
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$3,086,797.00

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Elevator Ventures Corporation D/B/A Ver-Tech Elevator Construction Corp.

**APPROVED**

- 4 Authorization to Enter into Twelve (12) Agreements to provide the Authority with Architectural and Engineering Services and to Require the Submission of Quarterly Reports

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$50,000,000.00

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Authorization is requested to (i) enter into twelve (12) agreements with 12 architectural and engineering firms (the "A/E Firms") to provide architectural and engineering services ("A/E Services") and (ii) require the submission of quarterly reports by the Authority's Capital Projects Division to the Board and Acting General Manager detailing (a) the names of A/E Firms that have received task orders ("Task Orders") to provide A/E Services, (b) the number of Task Orders issued, (c) a description of the A/E Services requested, (d) the not-to-exceed amounts of the Task Orders, and (e) the amount(s) paid, commencing on October 3, 2011, and continuing through October 2, 2016, or commencing on such other date as may be determined by the Acting General Manager or the Deputy General Manager for Capital Projects Administration and continuing for five (5) years thereafter.

**APPROVED**

5 NYCHA Commercial Lease

Location:	First
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A

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Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Avenue A Pet Supply Co. Inc., as Tenant, for the commercial space located on the street level of the building at 29 Avenue A, New York, NY, which space is known as store number 1, in the First Houses development. The premises will be utilized as a pet supply store. The term of the lease will be five (5) years, commencing on December 1, 2011 and continuing through November 30, 2016, 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 \$67,410.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$357,888.85.

**APPROVED**

6 NYCHA Commercial Lease

Location:	University Avenue Rehab
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A

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Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and JNS Discount Corp., as Tenant, for the commercial space located on the street level of the building at 1927 University Avenue, Bronx, NY, which space is known as store number 3, in the University Avenue Rehab Houses development. The premises will be utilized as a discount store. The term of the lease will be seven (7) years, commencing on November 1, 2011 and continuing through October 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 \$42,500.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$325,654.64.

**APPROVED**

7 NYCHA Commercial Lease

Location:	Queensbridge North
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A

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Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Queensbridge Plaza Pharmacy Corp., as Tenant, for the commercial space located on the street level of the building at 10-37 41st Avenue, Long Island City, NY, which space is known as store number 10, in the Queensbridge North Houses development. The premises will be utilized as a pharmacy. The term of the lease will be five (5) years, commencing on December 1, 2011 and continuing through November 30, 2016, 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 \$29,754.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$157,968.03.

**APPROVED**

8 Authorization to Exercise the First One-Year Renewal Option in an Agreement with The Maramont Corporation

Location:	Various (Citywide)
Submitting Department:	Community Operations Administration
Funding Source:	Operating – Federal Grant
Amount:	\$2,970,026.00

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Authorization is requested to exercise the first one-year renewal option in the agreement with The Maramont Corporation, for the operation of the Authority 2011-2012 Child and Adult Care Food Program citywide, which was awarded pursuant to Board Resolution 10-8/18-5 for an initial one (1) year term, with two (2) one-year renewal options, the first renewal period commencing October 1, 2011 and continuing through September 30, 2012.

**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**

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

Vilma Huertas  
Secretary