

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND THIRTIETH MEETING

Minutes of Board Meeting

Wednesday, November 23, 2011

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
Vilma Huertas, Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, November 23, 2011

Authority Minutes

Minutes of Regular Meeting, Wednesday, November 9, 2011

APPROVED

1 Approval of Investment Transactions

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

Authorization is requested for approval of investment transactions that were performed by the Authority's Treasury Division in accordance with the U.S. Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13 for the Quarter Ended September 30, 2011.

APPROVED

2 NYCHA Commercial Lease

Location:	Claremont Rehab (Group 2)
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 lease agreement between the Authority, as Landlord, and Jermaine Filmore, as Tenant, for the commercial space located on the street level of the building at 1278-80 Clay Avenue, Bronx, NY, which space is known as store number 1, in the Claremont Rehab (Group 2) development. The premises will be utilized as a barber shop. The term of the lease will be five (5) years, commencing on January 1, 2012 and continuing through December 31, 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 \$7,680.00 for the first year, exclusive of a one (1) month rent concession, with 3% percent annual increases for the remainder of the term. Total Revenue: \$40,134.16.

APPROVED

3 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning and Administration
Funding Source:	Operating - Federal
Amount:	\$6,797.28
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Tiny Teeth of Harlem, Pediatric Dental P.C., as Tenant, for the commercial space located on the street level of the building at 2477 A.C.P. 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 children's dental office. The term of the lease will be seven (7) years, commencing on February 1, 2012 and continuing through January 31, 2019, 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 \$35,997.50 for the first year, exclusive of a four (4) month rent concession, with no annual increase in year two; a 17.6% increase in year three; a 4% increase in year four; a 3.8% increase in year five; a 3.7% increase in year six and no increase in year seven. The Authority will be responsible for payment of a real estate brokerage commission to complete this transaction. Total Revenue: \$280,202.05.

APPROVED

4 Authorization to Enter into an Agreement with Harris Rand Lusk

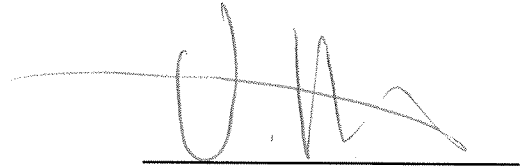
Location:	Non-Development
Submitting Department:	Human Resources
Funding Source:	Operating - Federal
Amount:	\$200,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Harris Rand Lusk, to provide executive search firm services and, if requested, to perform advisory services related to the Authority's organizational structure, hiring practices, and other human resources related issues, commencing on November 25, 2011 and continuing through November 24, 2012, or commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Manager and continuing for one (1) year thereafter.

APPROVED

5 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