

NEW YORK CITY HOUSING AUTHORITY
Office of the Secretary

Disposition
Regular Meeting
Wednesday, April 13, 2011

Authority Minutes

Minutes of Regular Meeting, Wednesday, March 30, 2011

APPROVED

- 1 Authorization to Increase the Amount of a Requirement Contract for Service and Repair of Building Intercom Systems

Location:	Various (Queens)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$206,586.00

Authorization is requested to increase the not-to-exceed amount of the requirement contract with American Security Systems, Inc. by an additional 50%, as permitted by the original contract and authorized by Board Resolution 10-3/3-1. Therefore, the new total not-to-exceed amount shall be \$619,758.00.

APPROVED

- 2 Authorization to Increase the Amount of a Requirement Contract for Service and Repair of Building Intercom Systems

Location:	Various (Manhattan South)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$184,893.28

Authorization is requested to increase the not-to-exceed amount of the requirement contract with American Security Systems, Inc. by an additional 50%, as permitted by the original contract and authorized by Board Resolution 10-3/3-4. Therefore, the new total not-to-exceed amount shall be \$554,679.83.

APPROVED

3 Authorization to Increase the Amount of a Requirement Contract for Service and Repair of Building Intercom Systems

Location:	Various (Manhattan North)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$624,116.46

Authorization is requested to increase the not-to-exceed amount of the requirement contract with CLC Communications, Inc. by an additional 50%, as permitted by the original contract and authorized by Board Resolution 09-3/18-4. Therefore, the new total not-to-exceed amount shall be \$1,872,349.38.

APPROVED

4 Authorization to Increase the Amount of a Requirement Contract for Service and Repair of Building Intercom Systems

Location:	Various (Bronx North)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$638,926.15

Authorization is requested to increase the not-to-exceed amount of the requirement contract with CLC Communications, Inc. by an additional 50%, as permitted by the original contract and authorized by Board Resolution 09-3/18-4. Therefore, the new total not-to-exceed amount shall be \$1,916,778.45.

APPROVED

5 Authorization to Enter into an Agreement with Keane, Inc.

Location:	Non-Development
Submitting Department:	Business Solutions Technology
Funding Source:	Capital - Federal
Amount:	\$2,319,742.00

Authorization is requested to enter into an agreement with Keane, Inc. to provide Oracle Applications support and technical expertise to existing Authority IT staff in the upgrade of Oracle Applications from version 11.5.10 to version 12, for eighteen (18) months, commencing on May 2, 2011 and continuing through October 31, 2012, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for eighteen (18) months thereafter, pursuant to the terms and conditions of NYS Office of General Services Procurement Services Group Back-Drop Computer Consulting, Systems Integration, and Training Contract CMS901A.

APPROVED

6 NYCHA Commercial Lease

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

Authorization is requested to enter into a renewal lease agreement between the Authority, as Landlord, and Chilsung Bae d/b/a Top Fashion, as Tenant, for the commercial space located on the street level of the building at 10-41 41st Avenue, Long Island City, NY, which space is known as store number 12, in the Queensbridge North Houses development. The premises will be utilized as a variety store. The term of the lease will be five (5) years, commencing on August 1, 2011 and continuing through July 31, 2016, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for five (5) years thereafter, at an annual base rent of \$12,150.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$64,506.00.

APPROVED

7 NYCHA Commercial Lease

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

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Esther Desty & Nahum Osias d/b/a Esther Hair Salon, as Tenant, for the commercial space located on the street level of the building at 1942 A.C.P. Boulevard, New York, NY, which space is known as store number 3, in the Tafts Rehab development. The premises will be utilized as a beauty salon. The term of the lease will be five (5) years, commencing on June 1, 2011 and continuing through May 31, 2016, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for five (5) years thereafter, at an annual base rent of \$17,640.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$93,653.16.

APPROVED

8 NYCHA Commercial Lease

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

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and WB Meat Market LLC, as Tenant, for the commercial space located on the street level of the building at 231-247 Graham Avenue and 152 Maujer Street, Brooklyn, NY, which space is known as store numbers 9 through 18, in the Williamsburg Houses development. The premises will be utilized as a supermarket. The term of the lease will be fifteen (15) years, commencing on July 1, 2011 and continuing through June 30, 2026, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager and continuing for fifteen (15) years thereafter, at an annual base rent of \$150,900.00 for years one through five, exclusive of a nine (9) month rent concession. There will be an approximate eighteen percent increase in year six, no increases in years seven through ten, and a three percent annual increase in years eleven through fifteen. Total Revenue: \$2,510,405.99.

APPROVED

9 Authorization to Submit the Public Housing Assessment System Management Operations Certification to the U.S. Department of Housing and Urban Development

Location:	Non-Development
Submitting Department:	Research and Management Analysis
Funding:	N/A
Amount:	N/A

Authorization is requested to submit the Authority's Public Housing Assessment System Management Operations Certification to the U.S. Department of Housing and Urban Development ("HUD"), in accordance with HUD's regulations implementing Section 502 of the National Housing Act, as amended.

APPROVED

10 Board Member López 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
Secretary