

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

*Disposition*  
*Regular Meeting*  
*Wednesday, September 14, 2011*

Authority Minutes

Minutes of Regular Meeting, Wednesday, August 3, 2011

**APPROVED**

1 Approval of Investment Transactions

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	N/A
Amount:	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 June 30, 2011.

**APPROVED**

2 Award of a Requirement Contract to Furnish Replacement Cartridge Compactor Bags

Location:	Various (Citywide)
Submitting Department:	Supply Chain Operations
Funding Source:	Operating – Federal
Amount:	\$10,975,191.00

---

Authorization is requested to award this contract to the lowest responsive and responsible bidder, JAD Corporation of America. The lowest bidder was deemed non-responsive as the bidder is unable to provide adequate samples for evaluation, evidence of proper machinery, financial resources and references.

**APPROVED**

3 Award of a Requirement Contract for Furnishing Various Wood Kitchen Cabinets

Location:	Various (Citywide)
Submitting Department:	Supply Chain Operations
Funding Source:	Operating – Federal
Amount:	\$2,732,485.00

---

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Evans Cabinet Corporation.

**APPROVED**

4 Authorization to Award the Authority's Boiler and Machinery Insurance Program Policy

Location:	Various (Citywide)
Submitting Department:	Risk Finance
Funding Source:	Operating – Federal
Amount:	\$638,830.00

---

Authorization is requested to award the Boiler and Machinery Insurance Program policy, including a \$100,000,000 per accident limit, terrorism coverage, and business interruption subject to a \$25,000 per accident deductible, to Continental Casualty Company, for a three (3) year term, commencing on October 30, 2011 and continuing through October 30, 2014. The annual premium of \$193,000 is guaranteed for three (3) years provided the Authority's cumulative loss ratio during that time does not exceed 50%. If the loss ratio does exceed 50%, the maximum not-to-exceed premium increase for each successive year would be 10% of the existing annual premium. The annual premium guarantee is also subject to the continued use of the Authority's current inspection services subcontractor under the insurance policy.

**APPROVED**

5 Ratification of Award of an Emergency Contract for Repair of Water Tank Enclosure

Location:	Castle Hill (LLC I)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Mixed Finance
Amount:	\$509,971.71

---

Authorization is requested to ratify the award of this emergency contract to the sole responsive and responsible bidder, Zoria Housing LLC.

**APPROVED**

6 Award of a Requirement Contract for Replacement of Underground Steam Distribution System

Location:	Various (Bronx & Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$5,135,240.00

---

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, TR Pipe Inc.

**APPROVED**

7 Authorization to Amend the Agreement with Sprague Energy Corp.

Location:	Various (Citywide)
Submitting Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$400,000.00

---

Authorization is requested to amend the agreement with Sprague Energy Corp. ("Sprague") to permit authorized employees to obtain fuel from participating gasoline stations, authorized by Board Resolution 10-12/22-2, in order for Sprague to continue to provide these services while the Authority transitions to a new vendor.

**APPROVED**

8 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
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 Lloyd Mattis and Cassandra Mattis d/b/a Island Spice & Southern Cuisine, as Tenant, for the commercial space located on the street level of the building at 2537 A.C.P Boulevard, New York, NY, which space is known as store number 1, in the Frederick Samuel Houses development. The premises will be utilized as a restaurant. The term of the lease will be five (5) years, commencing on November 1, 2011 and continuing through October 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 \$32,725.00 for the first year, exclusive of a two (2) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$168,287.30.

**APPROVED**

9 NYCHA Commercial Lease

Location:	Taft's 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 The Lacquer Palace Hand & Nail Spa LLC, as Tenant, for the commercial space located on the street level of the building at 184 Lenox Avenue, New York, NY, which space is known as store number 3, in the Taft's Rehab development. The premises will be utilized as a beauty salon. The term of the lease will be five (5) years, commencing on November 1, 2011 and continuing through October 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 \$21,675.00 for the first year, exclusive of a three (3) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$109,656.77.

**APPROVED**

10 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 Ali Alsaede, 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 deli/grocery. The term of the lease will be ten (10) years, commencing on November 1, 2011 and continuing through October 31, 2021, or commencing on such other date as may be determined by the General Manager or the First Deputy General Manager 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 three percent annual increases for the remainder of the term. Total Revenue: \$378,438.57.

**APPROVED**

11 NYCHA Commercial Lease

Location:	First
Submitting Department:	Facility Planning and Administration
Funding Source:	Operating – Federal
Amount:	\$13,585.45

---

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Venus Body Arts Inc., as Tenant, for the commercial space located on the street level of the building at 31 Avenue A, New York, NY, which space is known as store number 2 and 3, in the First Houses development. The premises will be utilized for sale of retail jewelry, custom clothing and body art. The term of the lease will be five (5) years, commencing on October 1, 2011 and continuing through September 30, 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 \$87,010.00 for the first year, exclusive of a four (4) month rent concession, with three percent annual increases for the remainder of the term. Subject to mutual agreement between the parties, tenant shall have the option to extend the term for an additional five (5) year period, at the then current market rent. The Authority will be responsible for payment of a real estate brokerage commission to complete this transaction. Total Revenue: \$419,359.13.

**APPROVED**

12 Authorization to Amend the Agreement with the Boston Consulting Group, Inc.

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$4,260,000.00

---

Authorization is requested to amend the agreement with the Boston Consulting Group, Inc. ("BCG") for the provision of comprehensive business transformation consulting services, authorized by Board Resolution 11-3/2-5, in order for BCG to provide assistance and strategic guidance to the Authority during the implementation and execution of recommendations developed under the scope of the agreement.

**APPROVED**

- 13 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**



---

Laurence Redican  
Assistant Secretary