



THE CITY RECORD

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THE CITY RECORD

MICHAEL R. BLOOMBERG, Mayor

ELI BLACHMAN, Editor of The City Record.

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY PLANNING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS have been adopted by the City Planning Commission Scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, September 29, 2010 at 10:00 A.M.

BOROUGH OF MANHATTAN No. 1 535-537 EAST 11TH STREET

CD 3 C 100452 HAM
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 535-537 East 11th Street (Block 405, Lots 44 and 45), as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of an eight-story building with approximately 46 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

No. 2 706-712 EAST 9TH STREET

CD 3 C 100453 HAM
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 706-712 East 9th Street (Block 378, Lot 10), as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City

Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a five-story building with approximately 46 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

No. 3 DCAS OFFICE SPACE

CD 11 N 110075 PXM
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 1664 Park Avenue (Block 1623, Lot 35) (Community Board 11 District Office).

BOROUGH OF BROOKLYN No. 4

DCAS OFFICE SPACE

CD 02 N 110074 PXX
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 470 Vanderbilt Avenue (Block 2009, Lot 1) (Human Resources Administration).

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
22 Reade Street, Room 2E
New York, New York 10007
Telephone (212) 720-3370

s16-29

COMMUNITY BOARDS

PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 09 - Tuesday, September 28, 2010, 7:00 P.M., M.S. 61 (Auditorium), 400 Empire Boulevard (c/o New York Avenue), Brooklyn, NY

#180-99-BZ
Application filed by Michele Cetera Architect pursuant to Section 11-413 of the Zoning Resolution of the City of New York, as amended to waive Section 22-00 to allow the re-opening and extension of the term of the existing variance to permit the change in use from a vehicle storage establishment to a non-conforming catering/food preparation establishment.

s22-28

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF STATEN ISLAND

COMMUNITY BOARD NO. 03 - Monday, September 27, 2010, 7:30 P.M., 655 Rossville Avenue (Woodrow Plaza), Staten Island, NY

Notice of Public Hearing - Budget for Fiscal Year 2012

s21-27

EMPLOYEES' RETIREMENT SYSTEM

INVESTMENT MEETING

Please be advised that the next Investment Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Tuesday, September 28, 2010 at 9:30 A.M. to be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor Boardroom, Brooklyn, NY 11201-3751.

s21-27

LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, September 28, 2010 at 9:30 A.M. in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 10-8132 - Block 1475, lot 59- 37-37 87th Street - Jackson Height Historic District
An Anglo-American Garden Home style attached house, designed by C.F. McAvoy and built in 1924. Application is to legalize alterations to the areaway fence and wall without Landmarks Preservation Commission permits.
Community District 3.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS - 10-8887 - Block 8106, lot 5- 42-25 240th Street, aka 8 Prospect Avenue - Douglaston Hill Historic District
A Queen Anne style free-standing house designed by John A. Sinclair and built in 1899-1900. Application is to construct additions, an entrance portico, and terrace; modify masonry openings; install skylights; and alter a garage and driveway.
Zoned R1-2. Community District 11.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-3887 - Block 190, lot 28- 440 Pacific Street - Boreum Hill Historic District
A Transitional Greek Revival and Italianate style rowhouse built in 1852-53. Application is to legalize the installation of windows without Landmarks Preservation Commission permits.
Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-1259 - Block 1964, lot 60- 56 Cambridge Place - Clinton Hill Historic District
A freestanding house built c.1863 and altered in the neo-Tudor and Queen Anne styles by Mercein Thomas c.1887-1893. Application is to paint the exterior.
Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-1091 - Block 1918, lot 67- 340 Dekalb Avenue, aka 276-278 Hall Street- Clinton Hill Historic District
A vacant lot. Application is to replace the sidewalk and fence.
Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 11-0521 - Block 296, lot 32- 177 Congress Street - Cobble Hill Historic District
An Italianate style rowhouse built in the early 1850s and later altered. Application is to legalize windows and planters and modify the entrance all installed without Landmarks Preservation Commission permit(s).
Community District 6.

This RFP is in accordance with Section 1-13 of the Concession Rules of the City of New York. The City of New York owns the Copyright in RCMS.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

s17-30

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT ADMINISTRATION

SOLICITATIONS

Construction / Construction Services

WATER PENETRATION - Competitive Sealed Bids - PIN# SCA11-13495D-1 - DUE 10-07-10 AT 11:00 A.M. - PS 82 (Queens). Project Range: \$1,250,000.00 to \$1,320,000.00.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

s17-23

TRANSPORTATION

DIVISION OF TRAFFIC

SOLICITATIONS

Services (Other Than Human Services)

MANAGE AND OPERATE 149TH STREET PARKING GARAGE - Competitive Sealed Bids - PIN# 84110BXTR526 - DUE 10-21-10 AT 11:00 A.M. - Contract available during the hours of 9:00 A.M. - 3:00 P.M. ONLY.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

s23

AGENCY RULES

HOUSING PRESERVATION & DEVELOPMENT

NOTICE

NOTICE OF ADOPTION OF AMENDMENTS TO RULES PERTAINING TO IN REM FORECLOSURE AFFECTING DISTRESSED PROPERTY AND CERTAIN OTHER PROPERTIES

Notice is hereby given pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development ("Department") by Chapter 61 of the New York City Charter and Chapter 4 of Title 11 of the New York City Administrative Code that the Department intends to adopt amendments to rules concerning in rem foreclosure affecting distressed property and certain other properties.

Section one. Section 8-01 of chapter 8 of title 28 of the rules of the city of New York is amended by deleting the definition of "Not-for-profit Qualified Developer", as follows:

* * * *

[Not-for-profit Qualified Developer. "Not-for-profit Qualified Developer" shall mean a not-for-profit entity that has been found eligible by HPD to participate in the Third Party Transfer Process.]

§2. Subdivision e of section 8-03 of chapter 8 of title 28 of the rules of the city of New York is amended to read as follows:

§ 8-03 Qualification and Selection of a Third Party.

- (e) In selecting a Third Party, HPD shall consider: (1) residential management experience; (2) financial capacity; (3) rehabilitation experience; (4) ability to work with government and community organizations; (5) neighborhood ties; (6) ability to finance or obtain financing for the required rehabilitation; (7) whether the Third party is a not for profit organization or neighborhood-based-for-profit individual or organization; (8) intent and ability to improve, manage and maintain the property to be transferred; (9) whether an application has been submitted under sponsorship of a [Not-for-profit Qualified Developer] Third Party on behalf of the Tenants for eventual ownership by the Tenants of a property that is subject to an in rem judgment of foreclosure.

§3. Subdivision (c) of §8-04 of chapter 8 of title 28 of the rules of the city of New York is amended to read as follows:

§8-04 Third Party Transfer Process.

- (c) HPD will provide a written notice to Tenants of properties that are the subject of an in rem judgment of foreclosure and eligible for the Third Party Transfer Program. Such notice will advise tenants of the foreclosure action, briefly describe the Third Party Transfer Program, and advise Tenants of an opportunity to apply for eventual ownership of such property under the sponsorship of a [Not-for-profit Qualified Developer] Third Party.

§4. Section 8-06 of chapter 8 of title 28 of the rules of the city of New York is amended to read as follows:

§8-06 Interim Evaluation Period.

- (a) A property that has been transferred to a Third Party for which a [Not-for-profit Qualified Developer] Third Party has sponsored a Tenant application pursuant to §8-03(e)(9) of these rules shall be subject to an interim evaluation period during which progress toward eventual ownership by Tenants will be monitored by HPD.

(c) The interim evaluation period shall include certain milestones for achievement which shall form the basis for HPD to either permit the property to move forward toward eventual ownership by Tenants, or to remove the property from the process toward such ownership.

- (i) whether Tenants have cooperated with the Third Party [and Not-for-Profit Qualified Developer] in renewing leases or establishing new leases where none exists; (ii) whether at least 80% of the Tenants are actively paying rent; (iii) whether Tenants have cooperated with relocation plans, where applicable; (iv) whether Tenants have attended training programs offered by the [Not-for-Profit Qualified Developer] Third Party; and (v) any additional factors that HPD considers appropriate in evaluating the tenants' progress toward ownership, provided that HPD notifies the Tenants of any such additional factors.

(d) Such interim evaluation period shall commence upon transfer of the property to the Third Party and shall continue

upon the transfer of the property to [the Not-for-Profit Qualified Developer] any subsequent Third Party. Such interim evaluation period shall end when any required rehabilitation of the property has been completed and permanent loan conversion has taken place, or at the conclusion of such longer period as HPD shall determine with notice to the Tenants.

(e) HPD shall evaluate compliance with the milestones listed in subdivision (c) of this section at regular intervals, and shall inform Tenants and the [Not-for-Profit Qualified Developer] Third Party of its findings. HPD may at any time remove a property from the process toward eventual ownership by Tenants based upon its evaluation.

§5. Section 8-07 of chapter 8 of title 28 of the rules of the city of New York is amended to read as follows:

§8-07 Transfer from [Not-for-Profit Qualified Developer] Third Party to Tenant Ownership.

- (a) Unless a determination has otherwise already been made, HPD shall make a determination whether or not to approve the transfer from a [Not-for-Profit Qualified Developer] Third Party to Tenant ownership upon completion of the interim evaluation period. HPD will consider the following criteria when making such determination: (1) That an application was submitted to HPD pursuant to and in accordance with §8-03(e)(9) of these rules; (2) The time period that has elapsed since transfer of the property to the [Not-for-profit Qualified Developer] Third Party; (3) Whether the property has been rehabilitated and permanent loan conversion has taken place; (4) The number of Tenants who have signed a petition affirming that there is a functioning tenant organization, that they wish to own the property, and that they understand the extent of the responsibilities of ownership of the property; (5) The amount of time that a Tenant organization has been in existence at the property; (6) The number of members of the Tenant organization who have participated in any training offered by HPD, including, but not limited to, courses in building management, maintenance, and managing building finances; (7) The number of Tenants who have attended a presentation by HPD regarding ownership of the property; (8) The level of Tenant interest in ownership as indicated through subscriptions to buy units; (9) The record of payment of all existing loans, status of rent payments, and adequacy of management of the property; (10) HPD's evaluation of the progress made toward tenant ownership during the interim evaluation period as set forth in §8-06 of these rules; and (11) Any other criteria that HPD deems relevant to the request, including, but not limited to, any information provided to it by the [Not-for-profit Qualified Developer] Third Party.

STATEMENT OF BASIS AND PURPOSE

This rulemaking amends the rules pertaining to in rem foreclosure affecting distressed property and certain other properties. Under the Third Party Transfer program, the City forecloses on tax delinquent properties which are in financial and physical distress, and conveys them to new owners who are qualified to repair and maintain them.

s23

SPECIAL MATERIALS

YOUTH AND COMMUNITY DEVELOPMENT

NOTICE

Notice of Concept Paper

The Department of Youth and Community Development (DYCD) will release the Immigrant Services Concept Paper on September 23, 2010. As detailed in this concept paper, DYCD will continue to support programs designed to help youth and adults attain lawful immigration status and provide a variety of services for immigrant victims of domestic violence and immigrant families.

s21-27

CHANGES IN PERSONNEL

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Board of Election Poll Workers.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for various positions.

Table with columns for names, addresses, dates, and statuses. It lists numerous individuals and their associated information, organized in two columns.

Table with columns for Name, Address, Poll Type, Amount, Status, Date, Name, Address, Poll Type, Amount, Status, Date. Lists numerous individuals and their associated information.

