

NEW YORK CITY HOUSING AUTHORITY  
THREE-THOUSAND TWENTY-EIGHTH MEETING

Minutes of Board Meeting

Wednesday, October 26, 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. Youssef, Vice-Chair  
Margarita López, Member  
Victor A. Gonzalez, Member  
Vilma Huertas, Secretary  
Atefeh Riazzi, Acting General Manager

\*\*\*\*\*

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

*Disposition*  
*Regular Meeting*  
*Wednesday, October 26, 2011*

Authority Minutes

Minutes of Regular Meeting, Wednesday, October 12, 2011

**APPROVED**

- 1 Authorization to Award the Authority's Property Insurance Policies

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – Federal
Amount:	\$4,043,000.00

---

Authorization is requested to award the Authority's Property Insurance Policies to the following insurers to provide \$410 million (M) of property insurance (ins.) including \$100M of terrorism ins. with a \$500,000.00 per occurrence deductible for a one-year term, effective October 30, 2011 and continuing through October 29, 2012: Federal Ins. Company (Co.), Lexington Ins. Co., Arch Specialty Ins. Co., Aspen Specialty Ins. Co., AXIS Surplus Ins. Co., Great American Ins. Co., Illinois Union Ins. Co., Ironshore Specialty Ins. Co., Liberty Surplus Ins. Corporation, Maiden Specialty Ins. Co., Torus Specialty Ins. Co., Alterra Excess & Surplus Ins. Co., Commonwealth Ins. Co., and Traders & General Ins. Co.

**APPROVED**

- 2 Award of a Construction Manager Subcontract for Repairing Exterior Brickwork and Roof Replacement

Location:	Straus
Submitting Department:	Capital Project Administration
Funding Source:	Capital – Federal
Amount:	\$1,642,384.14

---

Authorization is requested to approve the award of a subcontract from the Authority's Construction Manager, LiRo Program & Construction Management, P.C., to the lowest responsive and responsible bidder, Zoria Housing LLC.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

3 Rejection of All Bids for Apartment Reconfiguration and Renovation

Location:	Various (Queensbridge North and South)
Submitting Department:	Capital Project Administration
Funding Source:	N/A
Amount:	N/A

---

Rejection of all bids is recommended in the best interest of the Authority.

**LAI D O V E R**

4 Award of a Contract for Window Replacement

Location:	Marlboro (LLC I)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Capital – Mixed Finance
Amount:	\$3,673,430.00

---

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Abax Incorporated.

**A P P R O V E D**

- 5 Ratification of a Change Order to the Contract Between the Authority's Construction Manager, STV Construction, Inc. and its Subcontractor, Stonewall Contracting Corp.

Location:	Boulevard (LLC II)
Submitting Department:	Mixed Finance Asset Management
Funding Source:	Capital – Mixed Finance
Amount:	\$589,000.00

---

Authorization is requested to ratify a change order ("Change Order") to the contract between the Authority's Construction Manager, STV Construction, Inc., and subcontractor, Stonewall Contracting Corp. ("Stonewall"), for the repair of unsafe conditions, authorized by Board Resolution 10-3/10-14 and awarded pursuant to Construction Management Task Order #16. The Change Order required Stonewall to provide additional sidewalk sheds in order to meet the requirements of the Building Code for both contract work and additional façade repairs, which repairs were necessary to address additional conditions discovered during the performance of the contract work.

**APPROVED**

- 6 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 Grand Family Immediate Medical Care P.C., as Tenant, for the commercial space located on the street level of the building at 214 Graham Avenue, Brooklyn, NY, which space is known as store number 19, in the Williamsburg Houses development. The premises will be utilized as a medical office. 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 \$26,262.50 for the first year, exclusive of a one (1) month rent concession, with three percent annual increases for the remainder of the term. Total Revenue: \$137,242.65.

**APPROVED**

7 NYCHA Commercial Lease

Location:	Frederick Samuel (LLC I)
Submitting Department:	Facility Planning and Administration
Funding Source:	N/A
Amount:	N/A

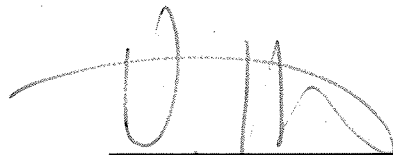
---

Authorization is requested to enter into a lease agreement between the Authority, as Landlord, and Chyliese A. Walker d/b/a Classic Tax Preparation, as Tenant, for the commercial space located on the street level of the building at 2533A A.C.P. Boulevard, New York, NY, which space is known as store number 1, in the Frederick Samuel (LLC I) Houses development. The premises will be utilized as a tax preparation, accounting and bookkeeping office. 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 \$11,950.00 for the first year, with three percent annual increases for the remainder of the term. Total Revenue: \$63,444.18.

**APPROVED**

- 8 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**



---

Vilma Huertas  
Secretary