

DC-37 LOCAL 1359 GENERAL MEMBERSHIP MEETING MINUTES – MAY 8, 2007

PRESENT: See sign-in sheet.

A quorum was present.

President Carbone called to order the General Membership Meeting of May 8, 2007 at 6pm in the 5th floor cafeteria at Gertz Plaza.

A motion to accept the General Membership minutes of April 10, 2007 was made by Mushtaq Ali and seconded by Joyce Hylton Spence. A correction shall be made to the April 10, 2007 minutes to reflect that the meeting was held in the 5th floor cafeteria and not the 4th floor. The motion was unanimously approved.

President Carbone advised the General Membership that Secretary Charmaine Hardaway was absent due to a knee injury, and wished her a speedy recovery.

A motion to accept the Treasurer's Report was made by Dennis Ifill and seconded by Mushtaq Ali. Leroy Lightbourne noted that there was no breakdown in the April 10, 2007 Treasurer's Report for the meal allowance for the General Membership (note: the report is actually the May, 2007 Treasurer's Report). President Carbone advised the membership that a special addendum will be added to the next Treasurer's Report to reflect this expense. The motion was unanimously approved.

PRESIDENT'S REPORT

COLLECTIVE BARGAINING: the Local had its first negotiation meeting with the State on April 26, 2007. The meeting was held at DC-37. The Local presented and discussed its demands with management. The next bargaining session has been scheduled for May 16, 2007. At that time it is expected that the state will present its demands.

SALARY INCREASES: paychecks dated May 2, 2007 will show an \$800.00 increase to base salary. Increment and longevity adjustments to eligible members will also be reflected in such checks as will the Grade 18 above the job rate adjustment.

President Carbone has been speaking to the Dept. of Civil Service concerning conducting a new Rent Inspector exam and to inquire about exams for all promotional titles at ORA. The last Rent Inspector exam was given in 2001 and the list from that exam remains valid until 2009 although the list is effectively exhausted. The current lists for the Rent Examiner and the Rent Program Specialist exams are also valid until 2009.

GERTZ MOVE: due to the hospitalization of the owner's architect the renovations will be further delayed. Also, ORA Deputy Commissioner Torres has made suggestions to alter parts of the plan which still need to be incorporated.

There will be an affordable housing rally on May 23, 2007 at Stuyvesant Town, between 5pm and 7pm on 1st Ave and 14th Street. Numerous tenant, not-for-profit and church groups will be there to demand reform of the rent regulatory laws by making them stronger.

PICNIC COMMITTEE REPORT: Vice President Ifill advised the Executive Board that the committee is leaning towards Bear Mt. and having the Picnic catered. No final decision has been made as of yet.

A 2006 Survey on apartment vacancy rates indicated that in Manhattan the rental vacancy rate was below 1% for 2006. The average apartment increase in rent was 9% although for 3 bedroom units the increase was 14%.

N.Y.S. RIDE PROGRAM: the program has introduced a commuter card with debit card features making the program even more attractive to use.

On May 14, 2007 at 7pm there will be an evening of short plays to be conducted by DC-37 employees and members and it is free of charge. The theater is located in the Tribeca Performing Arts Center, 199 Chambers Street, New York City. You must call 212-539-5675 to reserve a seat.

JERRY CLARK MEMORIAL SCHOLARSHIP: open to children and grandchildren of AFSCME members. It provides a scholarship of \$5,000.00 for eligible juniors and seniors. You must currently be a sophomore at a 4 year college; have a social science major; and, have a minimum 2.5 grade point average. The winner will be selected by lottery sometime on or before August 1, 2007. The deadline to apply is July 1, 2007. Anyone interested should see President Carbone or Secretary Hardaway for an application.

NYC RENT GUIDELINE BOARD INCREASES: a tentative range of rent increases for the guideline period beginning October 1, 2007 through September 30, 2008 has been established. The range for 1 year lease renewals is between 2 and 4 ½%; and, for two year leases the range is 4% to 7 ½%. There will be public hearings prior to a final vote to be taken by the Board on June 22, 2007.

Local Family Benefits Committee member William Miller advised the General Membership that the Lifeworks program expires June 30, 2007 unless renewed by the Employer.

President Carbone advised the General Membership that one of our members at Gertz Plaza has contacted a non contagious form of meningitis. The Local has been in contact

with management about this matter. It is noted that the NYC Health Department advised that there was no health risk to other members.

Sister Alrita Phillips is thanked for her assistance in taking the notes for the General Membership meeting due to the medical absence of the Secretary.

A motion to adjourn was made by Dennis Ifill and seconded by Cheryl Fraser. The motion was unanimously approved.

Meeting adjourned 6:40pm.

/s/ Charmaine Hardaway
CHARMAINE HARDAWAY
Secretary, Local 1359

Approved: June 12, 2007