

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND TWENTY-THIRD MEETING

Minutes of Board Meeting

Wednesday, March 28, 2018

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Shola Olatoye, Chair
Derrick D. Cephas, Vice-Chair
Jacqueline Arroyo, Member
Zaire Dinzey-Flores, Member
Nnenna Lynch, Member
Vito Mustaciuolo, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, March 28, 2018

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, February 28, 2018

APPROVED

II. Chair's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, March 28, 2018

1 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Department
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended December 31, 2017, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Rejection of All Bids for a Contract for Senior Center Upgrade

Location:	Vladeck
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of all bids is recommended in the best interest of the Authority. This contract will be re-bid.

APPROVED

3 Authorization to Ratify a Change Order to Contract No. HE1428990 Awarded to Maric Plumbing & Heating, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,617.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract awarded to Maric Plumbing & Heating, Inc. for heating, ventilating and air-conditioning restoration, which did not require initial Board approval and as subsequently amended for an initial 350-day term, to increase the amount, in order to fund the installation of the gas meter during the extended 60-day term, which commenced on December 28, 2016 and continued through February 26, 2017.

APPROVED

- 4 Authorization to Ratify a Change Order to Contract No. HE1428990 Awarded to Maric Plumbing & Heating, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$106,133.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract awarded to Maric Plumbing & Heating, Inc. for heating, ventilating and air-conditioning restoration, which did not require initial Board approval and as subsequently amended for an initial 350-day term, to increase the amount by the negotiated amount, in order to fund the replacement of damaged parts of one (1) boiler and its burners during the extended 90-day term, which commenced on July 26, 2017 and continued through October 24, 2017.

APPROVED

- 5 Authorization to Ratify a Change Order to Contract No. HE1428990 Awarded to Maric Plumbing & Heating, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$14,041.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract awarded to Maric Plumbing & Heating, Inc. for heating, ventilating and air-conditioning restoration, which did not require initial Board approval and as subsequently amended for an initial 350-day term, to increase the amount by the negotiated amount, in order to fund the replacement of damaged electrical components of one (1) boiler burner during the extended 90-day term, which commenced on July 26, 2017 and continued through October 24, 2017.

APPROVED

- 6 Authorization to (i) Temporarily Suspend Certain Authority Approvals required by the Authority's By-Laws and Contract Procedure Resolution and (ii) Provide a Report at Each Board Meeting to include the Number of Contracts Awarded and Change Orders Entered Into related to HRCs

Location:	Non-Development
Administering Department:	Capital Projects Division – Capital Projects
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to, as solely related to contracts for the replacement or upgrade of heating-related systems ("HRCs"), (i) temporarily suspend the prerequisite Authority approval of (a) contracts that are valued in excess of \$1,000,000.00, as required by Section 1.03(i)(1) of the Authority's By-Laws, pursuant to (a) Section 7.01 of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 14-9/24-38, and (b) change orders, as required by Section 501(a)(3) of the Authority's Contract Procedure Resolution ("CPR"), adopted by Board Resolution 74-6/5-26 and with subsequent amendments of which the most recent is by Board Resolution 15-6/24-2, (collectively, "Temporary Suspension"); and (ii) at each Board Meeting, provide a HRCs report including, but not limited to, the (a) the number of contracts awarded, and (b) change orders entered into, subsequent to the prior Board Meeting. The Temporary Suspension shall (i) in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution, (ii) be effective immediately and remain in effect for 730 days, unless further extended or otherwise modified by subsequent Board Resolutions, and (iii) not be interpreted to modify any requirements of law including, but not limited to, Section 151(1) of the New York State Public Housing Law, or any other provision of the Authority's By-Laws or CPR, that would otherwise require Authority approval of HRCs.

APPROVED

- 7 Authorization to Enter into Fifteen (15) Retainer Agreements with Fifteen (15) Law Firms

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self Insurance Fund
Amount:	\$55,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into fifteen (15) retainer agreements with fifteen (15) law firms for legal defense of all tort claims and resulting lawsuits, commencing on April 1, 2018 and continuing through March 31, 2023, or commencing on such other date as may be determined by the Acting General Manager or the First Deputy General Counsel and continuing for five (5) years thereafter, which includes two (2) one-year renewal options to be exercised at the Authority's sole discretion, for the not-to-exceed amount.

APPROVED

8 Authorization to Enter into an Agreement with SiteCompli LLC

Location:	Non-Development
Administering Department:	Enterprise Technology Portfolio Management
Funding Source:	Capital & Operating – Federal
Amount:	\$3,595,907.00
Projected Section 3 Hires:	0

Authorization is requested to enter into this agreement with SiteCompli LLC for the implementation, maintenance and support for an information technology system and related services in connection with the regulatory compliance management and reporting information for the Authority's property portfolio, commencing on April 1, 2018 and continuing through March 31, 2023, or commencing on such other date as may be determined by the Acting General Manager or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, which includes four (4) one-year renewal options to be exercised at the Authority's sole discretion, for the not-to-exceed amount.

APPROVED

9 Award of Contract for a Mobile Information Technology Van

Location:	Various (Citywide)
Administering Department:	IT Business Solutions Technology
Funding Source:	Operating – City
Amount:	\$159,995.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this contract to the sole responsive and responsible bidder, Quality Vans and Specialty Vehicles.

APPROVED

10 Authorization to Enter into an Agreement with Click Notices, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management Services
Funding Source:	Operating – Federal
Amount:	\$150,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into this agreement with Click Notices, Inc. for rent collection services, software program, software licenses, support, maintenance, and related services for the implementation of a six-month demonstration pilot to support the rent collection program, commencing on July 2, 2018 and continuing through January 1, 2019 (or commencing on such other date as may be determined by the Acting General Manager or the Acting Executive Vice-President for Operations and continuing for six (6) months thereafter), for the not-to-exceed amount, with four (4) renewal options (first is for an eighteen-month term and the second, third, and fourth are each for an one-year term) to be exercised at the Authority's sole discretion.

APPROVED

11 Authorization to Amend the Agreement with Building Management Associates, Inc.

Location:	Various (Bronx Management Area – BX1)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,955,354.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Building Management Associates, Inc. for private management services, authorized by Board Resolution 13-1/30-10 and as subsequently amended for an initial three-year term with the option to extend the term for up to two (2) years, to increase the not-to-exceed amount, in order to fund the continued provision of services during the extended four-month term, commencing on April 1, 2018 and continuing through July 31, 2018.

APPROVED

12 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Various (Bronx Management Area – BX2)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,329,249.25
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Kraus Management Inc. for private management services, authorized by Board Resolution 13-1/30-11 and as subsequently amended for an initial three-year term with the option to extend the term for up to two (2) years, to increase the not-to-exceed amount, in order to fund the continued provision of services until the earlier of the Rental Assistance Demonstration/Permanent Affordability Commitment Together conversion closing date or during the extended six-month term, commencing on April 1, 2018 and continuing through September 30, 2018.

APPROVED

13 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Various (Bronx Management Area – BX3)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,306,381.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Kraus Management Inc. for private management services, authorized by Board Resolution 13-1/30-12 and as subsequently amended for an initial three-year term with the option to extend the term for up to two (2) years, to increase the not-to-exceed amount, in order to fund the continued provision of services during the extended four-month term, commencing on April 1, 2018 and continuing through July 31, 2018.

APPROVED

14 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Various (Manhattan & Brooklyn Management Area – M/B1)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,762,080.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Kraus Management Inc. for private management services authorized by Board Resolution 13-1/30-13 and as subsequently amended for an initial three-year term with the option to extend the term for up to two (2) years, to increase the not-to-exceed amount, in order to fund the continued provision of services during the extended four-month term, commencing on April 1, 2018 and continuing through July 31, 2018.

APPROVED

15 Authorization to Enter into an Agreement with Intech 21 Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$558,646.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into this agreement with Intech 21 Inc. for software and hardware support and maintenance services of the Authority's Computerized Heating Automation System, commencing on April 1, 2018 and continuing through March 31, 2020, or commencing on such other date as may be determined by the Acting General Manager or the Acting Executive Vice-President for Operations and continuing for two (2) years thereafter, for the not-to-exceed amount, with one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 16 Authorization of a Change Order to Requirement Contract No.1600324 Awarded to Big Apple Occupational Safety Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$695,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Big Apple Occupational Safety Inc. for lead-based paint X-ray fluorescence inspection services, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option, which commenced on February 21, 2018 and is continuing through February 20, 2019.

APPROVED

- 17 Authorization to Ratify a Change Order to Requirement Contract No. 1513742 Awarded to National Grid Energy Management, LLC

Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$83,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this requirement contract awarded to National Grid Energy Management, LLC for maintenance of generators, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option, which commenced on June 1, 2017 and is continuing through May 30, 2018.

APPROVED

18 Award of a Requirement Contract for G.A.L. Manufacturing Company, LLC-
Manufactured Elevator Parts

Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$1,292,391.40
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Bart Elevator Services. There are no renewal options.

APPROVED

19 Award of a Contract for Mobile Boilers

Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Capital – City
Amount:	\$1,521,850.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this contract to the lowest responsive and responsible bidder, EASCO Boiler Corp.

APPROVED

- 20 Authorization to (i) Amend Board Resolution 17-5/24-1 and (ii) Submit a Memorandum to HUD Requesting an Amendment to the Approved Section 18 Application and Approval Letter

Location:	Van Dyke I
Administering Department:	Real Estate – Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested, as it relates to Van Dyke I Houses, to (i) amend Board Resolution 17-5/24-1, which authorized the Authority to enter into a ninety-nine (99) year ground lease, to reflect a change in the (a) site description from Block 3777, Tax Lot TBD, part of Zoning Lot 1 to Block 3777, Tax Lot 2, part of Zoning Lot 1, and (b) developer from Dunn Development Corp. to Trinity Financial Inc. or its affiliate; and (ii) submit a Memorandum to the US Department of Housing and Urban Development (“HUD”) requesting an amendment to the approved Section 18 Application and Approval Letter, inclusive of the revisions.

APPROVED

- 21 Board Member Dinzey-Flores moved that the Members be authorized to meet in Executive Session today to discuss the Civil Investigative Demand.

APPROVED



Vilma Huertas
Corporate Secretary



NYCHA Board Calendar Meeting

Chair's Report

March 28, 2018



Overview

I. NextGen NYCHA Updates

Operate:

- New Tools to Improve Customer Service and Transparency
- Mayor Supports NYCHA Heat Upgrades

(Re)Build:

- Request for Proposals at La Guardia Houses

Engage:

- 100 Tickets to Harry Potter and the Cursed Child

II. Omnibus Bill



Operate | New Tools for Customer Service

Residents now have access to the same up-to-date information on **heat and hot water service** as NYCHA management.

NYCHA and City officials also unveiled new digital maps tracking the Authority's construction projects, **increasing transparency** on the **\$1 billion** in ongoing contracts.

The screenshot shows a dashboard titled "Current Outages". It features a legend with icons for Heat, Hot Water, Heat and Hot Water, Water, Elevator, and Gas. Below the legend, there are filters for "HEAT/HOT WATER/WATER", "ELEVATOR (0)", and "GAS (30)". A summary text states: "NYCHA Heat & Hot Water outages as of March 21, 2018 at 09:30 AM. Current Heat & Hot Water outages impact 2 Developments, 3 Buildings, 122 Units, 269 Individuals. In the last 24 hours, service has been restored for 25 Developments, 83 Buildings, 8,470 Units, 19,467 Individuals." Below this is a table with two tabs: "CURRENT OUTAGES (2)" and "RESTORED WITHIN LAST 24 HOURS (65)". The table lists two current outages with their addresses, reported times, and impact details.

Address	Outage Reported	Outage Impact
BETANCES III (9A2) 427 SAINT ANNS AVENUE BRONX, NY 10454	03/20/18 08:07 PM	Impact: BETANCES III (9A2) (Entire Development) Buildings: 2 Households: 26 Population: 78
RAVENSWOOD 13-06 34TH AVENUE ASTORIA, NY 11106	03/21/18 07:58 AM	Impact: Building 31 Buildings: 1 Households: 96 Population: 191

Screenshot of outages from heat and hot water dashboard

Operate | Mayor de Blasio Supports NYCHA Heat Upgrades



*"I applaud Mayor de Blasio for stepping up and making **NYCHA residents a priority**. **\$200 Million in capital investments** to address the heating issues in some of the most problematic developments is much needed, especially during a time of decreased funding from the federal government." said **NYC Council Member Alicka Ampry-Samuel, Chair of the Committee on Public Housing***

(Re)Build | Mixed Income Building at La Guardia



La Guardia Houses

NYCHA and HPD announced release of a Request for Proposals for the development of approximately 450 new mixed-income housing units at **La Guardia Houses** on the Lower East Side of Manhattan.

Capital improvements will occur concurrently with the construction of the new building. Preference will be given to proposals that align with **resident recommendations**.

Engage | 100 Tickets to Harry Potter



Broadway's Harry Potter and the Cursed Child

In partnership with the Mayor's Office of Media and Entertainment, **one hundred NYCHA residents** will have the opportunity to see the Broadway Play, Harry Potter and the Cursed Child.

They will be among the very first people to see the play in North America.

National Impact of FY 2018 Omnibus Bill

FY2018 Consolidated Appropriations Act – National Impact			
	Capital Fund	Operating Fund	Section 8
FY 17 Final Appropriation	\$1,941,500,000	\$4,289,182,680	\$20,292,000,000 = 98% proration
President Trump’s Proposed FY18 Budget	\$628,000,000 =68% Reduction	\$3,900,000,000 =9% Reduction	\$19,840,000,000 =2.2% Reduction
FY 18 Allocation*	\$2,750,000,000 =42% Increase	\$4,550,000,000 = 6% Increase	\$22,015,000,000 = 8.5% Increase
Change	+\$808,500,000	+\$260,817,320	+1,723,000,000
Percent Change	42%	6%	8.5%

I am NextGeneration NYCHA



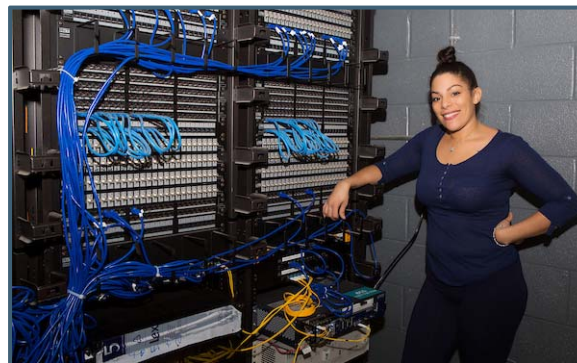
Safe



Clean



Connected



THREE-THOUSAND ONE HUNDRED AND TWENTY-THIRD MEETING

Wednesday, March 28, 2018

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:18 A.M.

A handwritten signature in black ink, appearing to be 'V. Huertas', written over a horizontal line.

Vilma Huertas
Corporate Secretary