

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND THIRTIETH MEETING

Minutes of Board Meeting

Thursday, September 27, 2018

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

Present: Stanley Brezenoff, Interim Chair
Derrick D. Cephas, Vice-Chair
Victor A. Gonzalez, Member
Jacqueline Young, Member
Jacqueline C. Hernandez, Esq., Acting Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Regular Meeting
Thursday, September 27, 2018

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, July 25, 2018

APPROVED

II. Authority Calendar

Calendar of Regular Meeting, Thursday, September 27, 2018

1 Award of a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Beach 41st Street - Beach Channel Drive
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$29,379,000.00
Projected Section 3 Hires:	7

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Delric Construction Co., Inc.

APPROVED

N/A = NOT APPLICABLE

2 Award of a Contract for Senior Center Upgrade

Location:	Vladeck
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$2,109,000.00
Projected Section 3 Hires:	4

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Lanmark Group, Inc.

APPROVED

3 Award of a Requirement Contract for Installation of Exterior Compactors and Bulk Crushers

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$10,704,962.39
Projected Section 3 Hires:	6

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Gem - Quality Corporation, for the not-to-exceed amount.

APPROVED

4 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Eastchester Gardens
Administering Department:	Capital Projects Division – Project Management Team 1
Funding Source:	Capital – City
Amount:	\$16,922,000.00
Projected Section 3 Hires:	6

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Roma Scaffolding, Inc. The first, second, third and fifth lowest bidders were deemed non-responsive for failure to satisfy the requisite prior work experience as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to submit its sealed list of subcontractors.

APPROVED

5 Award of a Contract for Community Center Renovation Phase II

Location:	Fulton
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal & City
Amount:	\$1,994,750.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Lanmark Group, Inc.

APPROVED

6 Award of a Contract for Community Center Culinary Kitchen Renovation

Location:	Davidson
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$1,197,450.00
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, UTB-United Technology, Inc.

APPROVED

7 Award of a Requirement Contract for Gas Piping Replacement

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$10,116,614.36
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, D.D.S. Mechanical Plumbing & Heating Corp.

APPROVED

8 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended June 30, 2018, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

9 Authorization to Award the Authority's Property and Terrorism Insurance Policies

Location:	Non-Development
Administering Department:	Finance – Risk Management
Funding Source:	Operating – Federal
Amount:	\$10,152,312.42
Projected Section 3 Hires:	Not Required

Authorization is requested to award the Authority's Property and Terrorism Insurance Policies to provide \$425,000,000.00 (M) of property insurance subject to a \$5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$150M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2018 and continuing through October 29, 2019.

APPROVED

- 10 Authorization to Ratify a Change Order to Requirement Contract No. 1721106 Awarded to LAZ Parking, LLC

Location:	Various (Brooklyn)
Administering Department:	Finance – Financial Accounting & Reporting Services
Funding Source:	Operating – Federal
Amount:	\$36,196.54
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this requirement contract awarded to LAZ Parking, LLC, for installation of painted pavement striping, letters, numbers and symbols for parking areas, which did not require initial Board authorization for a one-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year term, which commenced on August 15, 2017 and continued through August 14, 2018.

APPROVED

- 11 Authorization to Ratify a Change Order to Requirement Contract No. 1721113 Awarded to LAZ Parking, LLC

Location:	Various (Bronx)
Administering Department:	Finance – Financial Accounting & Reporting Services
Funding Source:	Operating – Federal
Amount:	\$27,502.04
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this requirement contract awarded to LAZ Parking, LLC, for installation of painted pavement striping, letters, numbers and symbols for parking areas, which did not require initial Board authorization for a one-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year term, which commenced on August 15, 2017 and continued through August 14, 2018.

APPROVED

- 12 Authorization of a Change Order to Requirement Contract No. 1602979 Awarded to RJ Bruno Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$750,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to RJ Bruno Inc. for labor only plumbing services, which did not require initial Board authorization and as subsequently amended 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 for labor and materials, during the remainder of the one-year renewal option, which commenced on May 19, 2018 and is continuing through May 18, 2019.

APPROVED

- 13 Authorization of a Change Order to Requirement Contract No. 1601339 Awarded to RJ Bruno Inc.

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,100,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to RJ Bruno Inc. for labor only plumbing services, which did not require initial Board authorization and as subsequently amended 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 for labor and materials, during the remainder of the one-year renewal option, which commenced on May 19, 2018 and is continuing through May 18, 2019.

APPROVED

- 14 Authorization of a Change Order to Requirement Contract No. 1604639 Awarded to V.C. Vitanza Sons Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$500,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to V.C. Vitanza Sons Inc. for labor only plumbing services, which did not require initial Board approval and as subsequently amended 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 for labor and materials, during the remainder of the one-year renewal option, which commenced on May 19, 2018 and is continuing through May 18, 2019.

APPROVED

- 15 Authorization of a Change Order to Job Order Contract No. 1625403 Awarded to Pen Enterprises Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,000,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this Job Order Contract awarded to Pen Enterprises Inc. for general mechanical construction and trade renovation work, which did not require initial Board authorization 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 initial two-year term and the one (1) one-year renewal option, which commenced on October 27, 2016 and is continuing through October 26, 2019.

APPROVED

- 16 Authorization of a Change Order to Job Order Contract No. 1627570 Awarded to Pen Enterprises Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,200,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this Job Order Contract awarded to Pen Enterprises Inc. for general mechanical construction and trade renovation work, which did not require initial Board authorization 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 initial two-year term and the one (1) one-year renewal option, which commenced on October 27, 2016 and is continuing through October 26, 2019.

APPROVED

- 17 Authorization of a Change Order to Requirement Contract No. 1621307 Awarded to American Pipe & Tank Lining Co. Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$361,930.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to American Pipe & Tank Lining Co. Inc. for roof tank inspection, cleaning and repairs, which did not require initial Board authorization 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 initial two-year term, which commenced on February 28, 2017 and is continuing through February 27, 2019.

APPROVED

- 18 Authorization of a Change Order to Requirement Contract No. 1618820 Awarded to American Pipe & Tank Lining Co. Inc.

Location:	Various (Brooklyn & Queens)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$372,750.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to American Pipe & Tank Lining Co. Inc. for roof tank inspection, cleaning and repairs, which did not require initial Board authorization 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 initial two-year term, which commenced on February 28, 2017 and is continuing through February 27, 2019.

APPROVED

- 19 Authorization of a Change Order to Requirement Contract No. 1617219 Awarded to American Pipe & Tank Lining Co. Inc.

Location:	Various (Manhattan)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$408,450.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to American Pipe & Tank Lining Co. Inc. for roof tank inspection, cleaning and repairs, which did not require initial Board authorization 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 initial two-year term, which commenced on February 28, 2017 and is continuing through February 27, 2019.

APPROVED

20 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Asbestos Abatement and Replacement of Floor Tiles in Move-Out Apartments

Location:	Various (Staten Island)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$472,530.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve this increase in the not-to-exceed amount of this requirement contract awarded to AMC United, Inc. for asbestos abatement and replacement of floor tiles in move-out apartments, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services during the remainder of the one-year renewal option, which commenced on July 10, 2018 and is continuing through July 9, 2019.

APPROVED

21 Authorization to Ratify the Award of a Requirement Contract for the Removal and Replacement of a Condensate Receiver Tank

Location:	Drew-Hamilton (LLC I)
Administering Department:	Operations – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$204,169.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify the award of this requirement contract to the sole responsive and responsible bidder, New York Boiler, Inc., for the not-to-exceed amount.

APPROVED

22 Award of a Requirement Contract for Intercom Service and Maintenance

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,064,910.83
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Hertz Electric LLC, for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to provide any bid documents on or before the bid closing date. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

23 Award of a Requirement Contract for Plaster Restoration

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,499,240.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Earth Link General Construction, Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

24 Award of a Requirement Contract for Plaster Restoration

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$3,464,893.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Mahi Painting, Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience as outlined in the Authority's bid documents. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

25 Award of a Requirement Contract for Plaster Restoration

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,227,313.50
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Mahi Painting, Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

26 Award of a Requirement Contract for the Purchase and Delivery of Replacement Windows

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$638,198.30
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Franklen Glass Corp., for the not-to-exceed amount. There are no renewal options.

APPROVED

27 Award of a Requirement Contract for Repair and Replacement of Apartment Entrance Doors

Location:	Various (Brooklyn)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,044,084.58
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Metrocity Renovation Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

28 Award of a Requirement Contract for Repair and Replacement of Apartment Entrance Doors

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,657,858.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Metrocity Renovation Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

29 Award of a Requirement Contract for Repair and Replacement of Apartment Entrance Doors

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,447,179.50
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Mahi Painting, Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

30 Award of a Requirement Contract for Repair and Replacement of Apartment Entrance Doors

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,044,619.97
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Mahi Painting, Inc., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

31 Award of a Requirement Contract for Repair and Replacement of Apartment Entrance Doors

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,462,781.50
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, M & RR Construction Corp., for the not-to-exceed amount. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

32 Award of a Requirement Contract for Replacement and Repair of Roof Fans

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,137,146.83
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Sahara Construction Corp. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

33 Award of a Requirement Contract for Exterior Lighting Repair and Replacement (Including Mechanical Time Clocks)

Location:	Various (Manhattan)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$2,305,547.47
Projected Section 3 Hires:	4

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Hertz Electric LLC. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

34 Award of a Requirement Contract for the Maintenance Painting of Apartments

Location:	Baruch
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,432,737.60
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Bloom Construction, Inc. The first lowest bidder was deemed non-responsive for the submission of an unrealistically low estimated cost for labor with its bid that it appears unlikely the vendor will be able to perform the contract work satisfactorily and pay prevailing wage. The second lowest bidder was deemed non-responsive for failure to provide proof it participates in a NYS Department of Labor registered paint apprenticeship program. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

35 Authorization to Amend the Agreement with Kraus Management Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$840,964.00
Projected Section 3 Hires:	Not Required

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 three-month term, commencing on October 1, 2018 and continuing through December 31, 2018.

APPROVED

36 Authorization to Enter into an Agreement with Time Warner Cable New York City LLC

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$3,692,200.00
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with Time Warner Cable New York City LLC for Broadband and Internet data communication services, commencing on October 1, 2018 and continuing through September 30, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter, for the not-to-exceed amount, pursuant to the terms and conditions of the New York City Department of Information Technology and Telecommunications Master Services Agreement Contract Number CT1-858-20180000256. There are no renewal options.

APPROVED

37 Authorization to Ratify an Amendment to the Agreement with Time Warner Cable of New York City LLC d/b/a Spectrum

Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$500,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify an amendment to this agreement with Time Warner Cable of New York City LLC d/b/a Spectrum for Broadband Internet Circuits, which did not require initial Board authorization for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the five-year term, which commenced on March 1, 2015 and is continuing through February 29, 2020, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PS67808 (Award Number 20268, Group Number 77017).

APPROVED

38 Authorization to Enter into an Agreement with Verizon Business Network Services Inc.

Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$28,713,240.00
Projected Section 3 Hires:	Not Required

Authorization is requested to enter into this agreement with Verizon Business Network Services Inc. for voice and data telecommunication services, commencing on October 1, 2018 and continuing through September 30, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer, and continuing for five (5) years thereafter, pursuant to the terms and conditions of the New York City Department of Information Technology and Telecommunications Master Services Agreement Contract Number CT1-858-20181411581. There are no renewal options.

APPROVED

39 Authorization to Ratify the Funds Expended Pursuant to the Participation Services Agreement with Telesector Resources Group, Inc.

Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$9,011,791.24
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify the funds expended in the not-to-exceed amount of \$9,011,791.24 from January 2017 through September 2018, under the Participation Services Agreement ("PSA") with Telesector Resources Group, Inc. ("Telesector"), as the contracting agent for Verizon Communications, Inc., pursuant to the Master Services Agreement ("MSA") with the New York City Department of Information Technology and Telecommunications ("DoITT") (Contract 858-20141406032) for voice and data telecommunications services, authorized by Board Resolution 06-8/9-6 and amended by Board Resolution 16-9/28-43 for a term of the PSA which is coterminous with the above-referenced DoITT MSA with Telesector.

APPROVED

40 Authorization to Enter into an Agreement with Adil Business Systems, Inc.

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating & Capital – Federal, Section 8 & Categorical Grants
Amount:	\$10,800,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with Adil Business Systems, Inc. for general, professional and technical-information technology staff augmentation services, commencing on November 18, 2018 and continuing through November 17, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter, for the not-to-exceed amount. There are no renewal options.

APPROVED

41 Authorization to Enter into an Agreement with Cogent Infotech Corporation

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating & Capital – Federal, Section 8 & Categorical Grants
Amount:	\$10,800,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with Cogent Infotech Corporation for general, professional and technical-information technology staff augmentation services, commencing on November 18, 2018 and continuing through November 17, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter, for the not-to-exceed amount. There are no renewal options.

APPROVED

42 Authorization to Enter into an Agreement with Diskriter, Inc.

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating & Capital – Federal, Section 8 & Categorical Grants
Amount:	\$10,800,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with Diskriter, Inc. for general, professional and technical-information technology staff augmentation services, commencing on November 18, 2018 and continuing through November 17, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter, for the not-to-exceed amount. There are no renewal options.

APPROVED

43 Authorization to Enter into an Agreement with Infojini, Inc.

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating & Capital – Federal, Section 8 & Categorical Grants
Amount:	\$10,800,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with Infojini, Inc. for general, professional and technical-information technology staff augmentation services, commencing on November 18, 2018 and continuing through November 17, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter, for the not-to-exceed amount. There are no renewal options.

APPROVED

44 Authorization to Enter into an Agreement with IT Trailblazers, LLC

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating & Capital – Federal, Section 8 & Categorical Grants
Amount:	\$18,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with IT Trailblazers, LLC for general, professional and technical-information technology staff augmentation services, commencing on November 18, 2018 and continuing through November 17, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter, for the not-to-exceed amount. There are no renewal options.

APPROVED

45 Authorization to Enter into an Agreement with JSM Consulting Inc. d/b/a JSM Consulting NY

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating & Capital – Federal, Section 8 & Categorical Grants
Amount:	\$10,800,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with JSM Consulting Inc. d/b/a JSM Consulting NY for general, professional and technical-information technology staff augmentation services, commencing on November 18, 2018 and continuing through November 17, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter, for the not-to-exceed amount. There are no renewal options.

APPROVED

46 Authorization to Enter into an Agreement with Trigyn Technologies, Inc.

Location:	Non-Development
Administering Department:	Administration – Human Resources
Funding Source:	Operating & Capital – Federal, Section 8 & Categorical Grants
Amount:	\$18,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into this agreement with Trigyn Technologies, Inc. for general, professional and technical-information technology staff augmentation services, commencing on November 18, 2018 and continuing through November 17, 2023, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and the Chief Administrative Officer and continuing for five (5) years thereafter, for the not-to-exceed amount. There are no renewal options.

APPROVED

47 Authorization to Amend the Section 8 Administrative Plan

Location:	Non-Development
Administering Department:	Leased Housing – Client Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 18-7/25-19, in accordance with United States Department of Housing and Urban Development ("HUD") regulation 24 CFR 982.54(d)(1) governing the Section 8 Housing Choice Voucher Program, to (i) revise policies to be consistent with new HUD guidelines on fair housing, program admissions and eligibility, payment standards, Housing Quality Standards, and other general program policies, and (ii) address minor edits to provide better clarification of existing policies.

APPROVED

- 48 Authorization to (i) Submit Documents to HUD for Conversion under RAD and Section 18, (ii) Form Corporate Affiliates of the Authority, (iii) Enter into a Ninety-Nine (99) Year Lease and Other Documents with such Corporate Affiliates; and (iv) Enter into a PILOT Agreement

Location:	Various (Bronx)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	18

Authorization is requested, as it relates to the conversion of ten (10) developments (Betances I, II (9A, 13, 18), III (9A, 13, 18), IV, V, and VI) (collectively, the "Project Site"), consisting of 1,088 units located in Bronx County from public housing assistance under Section 9 of the Housing Act to long-term, project-based Section 8 rental assistance pursuant to the Rental Assistance Demonstration ("RAD") program under the United States Department of Housing and Urban Development ("HUD") Notice PIH 2012-32/H 2017-03 REV-3, as amended, and through the Authority's Permanent Affordability Commitment Together initiative and Section 18 of the Housing Act, to (i) submit documents to HUD to obtain the necessary approvals for such conversions; ii) form corporate affiliates of the Authority which will be used in the organizational structure of such transactions; iii) upon HUD approvals and Vendor Name Check clearance of the developer, enter into a ninety-nine (99) year lease and other documents with the aforementioned corporate affiliates and RDC Development LLC and/or its affiliates for the leasehold conveyance and financing of the Project Site, including NYCHA financing and the provision of project-based Section 8 vouchers; and iv) enter into a Payment in Lieu of Taxes ("PILOT") agreement with the City for the exemption of real estate taxes on the Project Site.

APPROVED

- 49 Authorization to (i) Submit Documents to HUD for Conversion under RAD and Section 18, (ii) Form Corporate Affiliates of the Authority, (iii) Enter into Two (2) Ninety-Nine (99) Year Leases, and Other Documents with such Corporate Affiliates; and (iv) Enter into a PILOT Agreement

Location:	Various (Bronx)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	37

Authorization is requested, as it relates to the conversion of the six (6) developments: Twin Parks West 1 & 2; Franklin Avenue I Conventional; Franklin Avenue II Conventional; Franklin Avenue III Conventional; Highbridge Rehab (Anderson Avenue); Highbridge Rehab (Nelson Avenue) (collectively, the "Project Site"), consisting of 648 units located in Bronx County from public housing assistance under Section 9 of the Housing Act to long-term, project-based Section 8 rental assistance pursuant to the Rental Assistance Demonstration ("RAD") program under the United States Department of Housing and Urban Development ("HUD") Notice PIH 2012-32/H 2017-03 REV-3, as amended, and through the Authority's Permanent Affordability Commitment Together initiative and Section 18 of the Housing Act, to (i) submit documents to HUD to obtain the necessary approvals for such conversions; ii) form corporate affiliates of the Authority which will be used in the organizational structure of such transactions; iii) upon HUD approvals and Vendor Name Check clearance of the developer, enter into two (2) ninety-nine (99) year leases and other documents with the aforementioned corporate affiliates and the developer for the leasehold conveyance and financing of the Project Site, including NYCHA financing and the provision of project-based Section 8 vouchers; and iv) enter into a Payment in Lieu of Taxes ("PILOT") agreement with the City of New York for the exemption of real estate taxes on the Project Site.

APPROVED

- 50 Authorization to (i) Submit Documents to HUD for Approval to Release Independence and Williams Plaza from the DORCs, and (ii) Upon HUD Approval, Enter into One or More Long-Term Ground Lease(s) with One or More Development Partner(s)

Location:	Williams Plaza (LLC II) & Independence Towers (LLC II)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) submit documents to the United States Department of Housing and Urban Development ("HUD") to obtain the necessary approval to release Independence, consisting of 744 units located in Brooklyn, Block 2172, Lot 1 and Block 2176, Lot 1, and Williams Plaza, consisting of 577 units located in Brooklyn, Block 2140, Lot 26 and Block 2141, Lot 19, which are part of the LLC II portfolio (the "Developments"), from the Declaration of Restrictive Covenants ("DORCs") in order to retain the Developments outside of the federal public housing program and convert approximately 1,075 out of 1,321 units at the Developments, which have not converted to Section 8 under the Voluntary Conversion Plan, from a Section 9 Public Housing Annual Contributions Contract to a Section 8 Project-Based Voucher Housing Assistance Payment Contract, pursuant to 2 CFR 200.311(c)(1) and/or other regulations and/or provisions prescribed by HUD, and (ii) upon HUD approval, enter into one or more long-term ground lease(s) with one or more development partner(s) for the rehabilitation and continued use of the Developments as affordable housing.

APPROVED

- 51 Authorization to (i) Amend Board Resolution 11-10/12-6; (ii) Submit a Memorandum to HUD Requesting an Amendment to the Approved Section 18 Application and HUD Approval Letters; and (iii) Upon HUD Approval, Convey a Parcel of Land for Development of Affordable Homeownership Units

Location:	Soundview
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to (i) amend Board Resolution 11-10/12-6, which authorized submission of an application to the US Department of Housing and Urban Development ("HUD") pursuant to Section 18 of the United States Housing Act of 1937, as amended, to dispose of a parcel of land at Soundview Houses for affordable housing development (the "Section 18 Application"), to reflect a change in the (a) description of project site from Bronx County, Block 3515, part of Lot 1 to Block 3515, Lots 20, 40 and 60, (b) description of Phase III of the planned affordable housing development project from sixteen (16) affordable two-family townhouses to seventy-two (72) affordable cooperative units, and (c) developer from Soundview Partners LLC to a joint venture by Lemle & Wolff, Inc. and Avante Contracting Corp., or an affiliate; (ii) submit a Memorandum to HUD requesting an amendment to the Section 18 Application and HUD Approval Letters dated January 30, 2013 and May 7, 2013; and (iii) upon HUD approval of the amendment, convey an approximately 38,593 sq. ft. parcel of land at Bronx County, Block 3515, Lot 20 for development of seventy-two (72) affordable homeownership units.

APPROVED

- 52 Authorization to Approve the Issuance of the Authority's Fiscal Year 2017 Single Audit Report

Location:	Non-Development
Administering Department:	Audit
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve issuance of the Authority's Fiscal Year 2017 Single Audit Report, in accordance with the requirements of the Single Audit Act of 1984, the Single Audit Act Amendments of 1996, Title 2 U.S. Code of Federal Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and US Department of Housing and Urban Development Uniform Financial Reporting Standards, and as recommended by the Authority's Audit Committee, in compliance with the Audit Committee Charter, adopted pursuant to Board Resolution 03-6/18-18 and with subsequent amendments, of which the most recent is by Board Resolution 13-9/25-6.

APPROVED

- 53 Authorization to Submit the (i) Authority's Fiscal Year 2019 Annual PHA Plan and (ii) PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Performance Management & Analytics
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to submit the (i) Authority's Fiscal Year 2019 Annual Public Housing Agency ("PHA") Plan and (ii) PHA Certifications of Compliance with the PHA Plans and Related Regulations to the US Department of Housing and Urban Development ("HUD"), in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

The Annual PHA Plan provides details about the PHA's current programs and the resident population served, as well as the PHA's strategy for addressing the housing needs of currently assisted families and the larger community.

APPROVED

- 54 Board Member Young moved that the Members be authorized to meet in Executive Session today, and as necessary, to discuss the Civil Investigative Demand.

APPROVED



Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary

THREE-THOUSAND ONE HUNDRED AND THIRTIETH MEETING

Thursday, September 27, 2018

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:15 PM.


Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary