

NEW YORK CITY HOUSING AUTHORITY  
THREE-THOUSAND ONE HUNDRED AND EIGHTY-SEVENTH MEETING

Minutes of Board Meeting

Wednesday, July 26, 2023

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Chair called the meeting to order.

Present: Jamie Rubin, Chair  
Victor A. Gonzalez, Vice-Chair  
Greg Belinfanti, Member  
Paula Gavin, Member  
James McKoy, Member  
Raymond Miller, Member  
Sheena Wright, Member  
Lisa Bova-Hiatt, Chief Executive Officer (CEO)  
Jacqueline C. Hernandez, Esq., Corporate Secretary

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

***Regular Meeting***  
***Wednesday, July 26, 2023***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Thursday, June 29, 2023

**APPROVED**

II. Chair's Remarks

III. CEO's Remarks

IV. Reports

1. Public Housing Community Fund Organizational Overview  
(Report is attached hereto and incorporated herein)
2. Transformation, Pillar, and Recapitalization Program Updates  
(Report is attached hereto and incorporated herein)
3. Temporary Suspension Report on Mold and Ventilation Related Contracts  
(Report is attached hereto and incorporated herein)
4. Quarterly Update on Asset & Capital Management Division Capital Projects Expenditure and Temporary Suspension for Elevator, Heating and Waste Management Contracts (EMCs, HPCs, WMCs)  
(Report is attached hereto and incorporated herein)

V. Authority Calendar

Calendar of Regular Meeting, Wednesday, July 26, 2023

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

1 Authorization to Submit (i) a Significant Amendment to the Authority's Fiscal Year 2023 Annual Public Housing Agency ("PHA") Plan and (ii) the Certifications of Compliance with PHA Plan and Related Regulations to the U.S. Department of Housing and Urban Development ("HUD")

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

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Authorization is requested to submit (i) a Significant Amendment to the Authority's Fiscal Year 2023 Annual PHA Plan to include (a) The Fiscal Year 2023 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan, (b) Updates to the definition of the preferences for apartment transfers to address situations in which tenants must be relocated for repair or renovation work, including when expeditious relocation is needed due to health, safety, or environmental concerns, or in connection with major modernization projects, (c) An updated statement that the Authority is implementing public housing income limits as required under Section 103 of the Housing Opportunity Through Modernization Act of 2016, Pub. L. 114-201, 130 Stat. 782, and HUD's Implementation of Sections 102, 103 and 104, 88 Fed. Register 9600 (February 14, 2023), (d) The request to HUD to submit the necessary applications and to obtain the necessary approvals to release the Hernandez, Meltzer Tower and Seward Park Extension public housing developments from their Declaration of Trusts and Bay View from its Declaration of Restrictive Covenants in order to convert the subsidy from Section 9 Public Housing subsidy to Section 8 Project-Based Voucher ("PBV") assistance pursuant to (1) the Rental Assistance Demonstration ("RAD") Program, (2) disposition under Section 18 of the U.S. Housing Act of 1937, as amended ("Section 18"), and (3) retention outside of the public housing program pursuant to 2 CFR Part 200 (as 1-3 may be applicable) and add such developments to previously approved Permanent Affordability Commitment Together Program conversions, (e) The request to HUD to submit the necessary applications and to obtain the necessary approvals to release the PSS Grandparent Family development from its Declaration of Restrictive Covenants in order to convert the development from Section 9 Public Housing subsidy to Section 8 PBV assistance pursuant to disposition under Section 18, and (f) The request to HUD to submit the necessary applications and to obtain the necessary approvals to release Fulton, Elliott, Chelsea and Chelsea Addition public housing developments from their Declaration of Trusts and/or Declaration of Restrictive Covenants, as applicable, in order to convert the subsidy from Section 9 Public Housing subsidy to Section 8 PBV assistance pursuant to (1) the RAD Program, and (2) disposition/demolition under Section 18, and (ii) the Certifications of Compliance with the Annual PHA Plan and Related Regulations to HUD, in accordance with Section 511 of Quality Housing and Work Responsibility Act of 1998.

**APPROVED**

2 Authorization to Approve Investment Transactions

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

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Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the twelve (12) months ending December 31, 2022, in accordance with the United States Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

**APPROVED**

3 Authorization to Award the Authority's General Liability Insurance Program Policies, Including Automobile Liability Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$6,206,189.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award the Authority's General Liability Insurance Program Policies to (i) Lloyd's of London, (ii) Group Ark Insurance Limited, a White Mountains Insurance Group subsidiary, (iii) SiriusPoint Bermuda Insurance Company Limited, a SiriusPoint Limited subsidiary, (iv) Endurance American Specialty Insurance Company, a SOMPO Holdings, Inc. subsidiary, (v) Lexington Insurance Company, an American International Group, Inc. subsidiary, (vi) RSUI Indemnity Company, an Alleghany Corporation subsidiary, (vii) Westchester Surplus Lines Insurance Company, a Chubb Limited subsidiary, (viii) Hamilton Re, Ltd, a Hamilton Ins. Group Ltd. subsidiary, (ix) Somers Re Ltd., a Helix Global Underwriting Partners subsidiary and (x) Markel Insurance SE, a Markel Corporation subsidiary, to provide insurance coverage for torts above the Authority's \$5,000,000.00 self-insured retention in the amount of \$100,000,000.00 per occurrence and \$100,000,000.00 in the aggregate (including \$100,000,000.00 of automobile liability), and terrorism coverage, commencing August 1, 2023 and continuing through July 31, 2024.

**APPROVED**

4 Authorization to Award the Authority's Public Officials and Employment Practices Liability Insurance Program Policies Coverage

Location:	Non-Development
Administering Department:	Risk Management
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$1,373,590.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award the Authority's Public Officials Liability ("POL") and Employment Practices Liability ("EPL") Insurance Program Policies, to (i) Old Republic Union Insurance Company, a subsidiary of Old Republic International Corporation, (ii) RSUI Indemnity Company, a subsidiary of Alleghany Corporation ("Alleghany"), (iii) Fair American Insurance and Reinsurance Company, a subsidiary of Alleghany, (iv) Indian Harbor Insurance Company, a subsidiary of AXA S.A., (v) Ascot Insurance Company, a subsidiary of Canada Pension Plan Investment Board and (vi) Markel Insurance Company, a subsidiary of Markel Corporation, to provide POL and EPL insurance coverage above the Authority's \$5,000,000.00 self-insured retention where applicable in the amount of \$20,000,000.00 per claim and \$20,000,000.00 in the aggregate, commencing on August 1, 2023 and continuing through July 31, 2024.

**APPROVED**

5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Janitorial Debris Removal, Sanitizing of Basements and Crawl Space Areas, Emergency Pumping and Canopy Cleaning

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,750,000.00
Projected Section 3 Hires/Labor Hours:	4,987 of 19,945 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Mehmi Construction Corp. The first lowest bidder was deemed non-responsive for failure to submit a complete Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder, the third lowest bidder, the fourth lowest bidder, the fifth lowest bidder, the sixth lowest bidder, the seventh lowest bidder, the eighth lowest bidder, and the ninth lowest bidder were deemed non-responsive for the submission of an unrealistic low estimated cost. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Roof Repair

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires/Labor Hours:	1,800 of 7,200 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, S & N Builders, Inc. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The third lowest bidder was deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The fifth lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than two (2) IDIQ contracts of this services to any one (1) vendor, unless and until there are no other viable bidders, and the Authority seeks to award two (2) other IDIQ contracts to the fifth lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Roof Repair

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,800,000.00
Projected Section 3 Hires/Labor Hours:	625 of 2,500 Hours

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Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, OM General Contractors Corp. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to meet the minimum qualifications, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

8 Authorization to Enter into an Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Castor Properties, Inc. ("Castor")

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$36,000,000.00
Projected Section 3 Hires/Labor Hours:	4,320 of 17,280 Hours

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Authorization is requested to enter into an IDIQ agreement with Castor for apartment inspection services and minor repairs, commencing on August 1, 2023 and continuing through July 31, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer or the Vice-President for Queens and Staten Island Property Management and continuing for five (5) years thereafter, which includes an initial three- year term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

9 Award of a Requirement Contract for AC/DC Motor Generator, DC Hoist Motor and AC Hoist Motor Repairs

Location:	Various (Citywide)
Administering Department:	Elevators
Funding Source:	Capital – Federal
Amount:	\$6,500,073.10
Projected Section 3 Hires/Labor Hours:	1,480 of 5,920 Hours

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Big Apple Elevator Service and Consulting LLC. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 10 Authorization to Enter into an Agreement with Approved Oil Co. of Brooklyn, Inc. ("Approved Oil Co.")

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,143,130.17
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to enter into this agreement with Approved Oil Co. for the rack access supply of bio-blend and bio-heat heating oil, commencing on August 1, 2023 and continuing through May 31, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Operations Support Services and continuing for one (1) year and ten (10) months thereafter, to be coterminous with the New York City Department of Citywide Administrative Services Contract No. 20211200601 (the "DCAS Contract"), utilizing the terms and conditions of the DCAS Contract.

**APPROVED**

- 11 Authorization to Enter into an Agreement with Approved Oil Co. of Brooklyn, Inc. ("Approved Oil Co.")

Location:	Manhattan
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$10,990,790.26
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to enter into this agreement with Approved Oil Co. for the supply of bulk deliveries of bio-blend and bio-heat heating fuel oil, commencing on August 1, 2023 and continuing through September 29, 2024, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Operations Support Services and continuing for one (1) year, one (1) month and twenty-nine (29) days thereafter, to be coterminous with the New York City Department of Citywide Administrative Services Contract No. 20211200451 (the "DCAS Contract"), utilizing the terms and conditions of the DCAS Contract.

**APPROVED**

12 Authorization to Enter into an Agreement with Sprague Operating Resources LLC ("Sprague")

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$14,260,476.28
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to enter into this agreement with Sprague for the supply of bio-blend and bio-heat heating oil, commencing on August 1, 2023 and continuing through May 31, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer, or the Executive Vice-President for Operations Support Services and continuing for one (1) year and ten (10) months thereafter, to be coterminous with the New York City Department of Citywide Administrative Services Contract No. 20211200647 (the "DCAS Contract"), utilizing the terms and conditions of the DCAS Contract.

**APPROVED**

13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Plastic Laminated Wood Doors

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award this IDIQ contract to the third lowest responsive and responsible bidder, Cuisine Crotone, Inc. The lowest responsive and responsible bidder has been awarded Contract No. 2309902 from this Request For Quotes ("RFQ"). The second lowest responsive and responsible bidder will be awarded Contract No. 2314755 from this RFQ. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 14 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Kitchen Countertops

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to award this IDIQ contract to the fourth lowest responsive and responsible bidder, Rynone Manufacturing Corp. The lowest responsive and responsible bidder is being awarded Contract No. 2217187 from this Request for Quotes ("RFQ"). The second lowest responsive and responsible bidder is being awarded Contract No. 2217190 from this RFQ. The third lowest responsive and responsible bidder is being awarded Contract No. 2217189 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

- 15 Authorization to Enter into an Agreement with Wesco Distribution, Inc. ("Wesco")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$11,102,853.69
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to enter into this agreement with Wesco for the purchase and delivery of various maintenance, repair and operations supplies, commencing on August 1, 2023 and continuing through July 31, 2025, or commencing on such other date as may be determined by the Chief Procurement Officer or the Senior Vice-President of Supply Management and Procurement and continuing for two (2) years thereafter, which includes an initial one-year term and one (1) one-year renewal option to be exercised at the Authority's sole discretion, utilizing the terms and conditions of the Omnia Partners ("Omnia") Participating Agreement Number R192008 between Wesco and Region 4 Education Service Center, Houston, Texas. Omnia is a purchasing cooperative, connecting thousands of public agencies and education institutions with suppliers to create purchasing power.

**APPROVED**

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

Location:	Harrison Avenue Rehab (Group B)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$5,126,071.94
Projected Section 3 Hires/Labor Hours:	4,197 of 16,787 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, A.B.C.D. Construction Corp.

**APPROVED**

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

Location:	Hughes
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$7,704,641.19
Projected Section 3 Hires/Labor Hours	8,000 of 32,000 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC.

**APPROVED**

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

Location:	Saint Mary's Park (LLC I)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$9,751,000.00
Projected Section 3 Hires/Labor Hours:	1,920 of 7,680 Hours

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

**APPROVED**

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

Location:	Woodson
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$3,953,470.00
Projected Section 3 Hires/Labor Hours:	13,750 of 55,000 Hours

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

**APPROVED**

20 Authorization to Enter into an Agreement with Sherwood Design Engineer, P.C. (“Sherwood”)

Location:	Breukelen & Nostrand
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – Federal, City & FEMA
Amount:	\$3,928,700.00
Projected Section 3 Hires/Labor Hours:	5,673 of 20,900 Hours

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Authorization is requested to enter into an agreement with Sherwood for cloudburst infrastructure designs, commencing on October 16, 2023 and continuing through October 15, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for five (5) years thereafter, which includes an initial two-year and six-month term and one (1) two-year and six-month renewal option to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

21 Authorization to enter into an Agreement with WSP USA Inc. (“WSP”)

Location:	Butler, Ingersoll & Woodside
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – Federal & City
Amount:	\$3,191,610.62
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

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Authorization is requested to enter into an agreement with WSP for cloudburst infrastructure designs, commencing on October 16, 2023 and continuing through October 15, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer and continuing for five (5) years thereafter, which includes an initial two-year and six-month term and one (1) two-year and six-month renewal option to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

22 Authorization to Amend Board Resolution 21-10/27-9

Location:	Non-Development
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to amend Board Resolution 21-10/27-9, which authorized, as solely related to Waste Management Contracts (“WMCs”) (i) temporary suspension of 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, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6, and Section IV(E) of the Authority’s Procurement Policy Manual (“PPM”), adopted by Board Resolution 20-11/24-29 with subsequent amendments of which the most recent is by Board Resolution 22-4/27-3; and (b) change orders and contract capacity increases, as required by Section V(D) of the PPM (collectively, “Temporary Suspension”); and (ii) provision of a quarterly WMCs report at Board Meetings, including, but not limited to, the number of (a) contracts awarded, and (b) change orders and contract capacity increases entered into subsequent to the prior report presented to the Board, to extend the Temporary Suspension for an additional seven hundred thirty (730) days.

**APPROVED**

23 Authorization to (i) Temporarily Suspend Certain Authority Approvals Required by the Authority's By-Laws and PPM and (ii) Provide a Quarterly Report at Board Meetings, to Include the Number of Contracts Awarded and Change Orders and Contract Capacity Increases Entered into Related to HPCs

Location:	Non-Development
Administering Department:	Asset & Capital Management
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to, as solely related to Heating Plant Contracts (“HPCs”) (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, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 22-6/15-6, and Section IV(E) of the Authority’s Procurement Policy Manual (“PPM”), adopted by Board Resolution 20-11/24-29 with subsequent amendments of which the most recent is by Board Resolution 22-4/27-3; and (b) change orders and contract capacity increases, as required by Section V(D) of the PPM; and (ii) provide a quarterly HPCs report at Board Meetings, including but not limited to, the number of (a) contracts awarded, and (b) change orders and contract capacity increases entered into subsequent to the prior report presented to the Board.

**APPROVED**

- 24 Authorization to (i) Seek HUD Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Frederick Samuel (LLC I)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	40,000 of 160,000 Hours

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Authorization is requested, as it relates to the conversion of one (1) development, Frederick E. Samuel (City), consisting of 664 units in Manhattan from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development (“HUD”) Notice H 2019-09/PIH-2019-23 REV-4 (September 5, 2019), as amended, and through the New York City Housing Authority’s (the “Authority”) Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration; and Section 18 of the 1937 Housing Act (the “Transaction”), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority, and assignment to the New York City Housing Development Corporation, to the PACT Partner; and (iii) take such further action as may be necessary to effectuate the Transaction.

**APPROVED<sup>1</sup>**

- 25 Authorization to Submit Initial Rental Assistance Demonstration Applications to HUD for PACT Conversion for Multiple Project Sites

Location:	Various (Bronx & Staten Island)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested, as it relates to the conversion of the following developments: Bailey Avenue-West 193rd Street, East 180th Street-Monterey Avenue, Fort Independence Street-Heath Avenue, Harrison Avenue Rehab (Group A), Harrison Avenue Rehab (Group B), Twin Parks East (Site 9), University Avenue Rehab, and West Tremont Avenue-Sedgwick Avenue Area, collectively referred to as Northwest Bronx, consisting of 1,597 units in the Bronx, and West Brighton I and II, consisting of 634 units in Staten Island (collectively, the “Project Sites” and individually, a “Project Site”), to submit to the United States Department of Housing and Urban Development (“HUD”), (i) initial Rental Assistance Demonstration (“RAD”) applications, (ii) RAD Financing Plans and (iii) applications pursuant to Section 18 of the United States Housing Act of 1937, as amended in anticipation of upcoming Permanent Affordability Commitment Together (“PACT”) conversions. Each Project Site will be presented in more detail to the Board closer to the date of each PACT conversion.

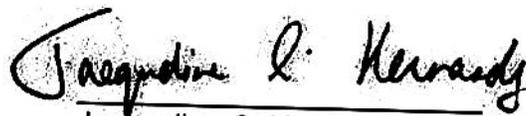
**APPROVED**

26 Authorization to Assign Authority Financing to the New York City Housing Development Corporation ("HDC")

Location:	Various (Bronx & Brooklyn)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested, as it relates to (i) the indebtedness evidenced by that certain Purchase Money Note ("Edenwald Authority Financing Note") and secured by that certain Purchase Money Mortgage and Security Agreement ("Edenwald Authority Financing Mortgage"), both dated as of June 27, 2023 and made by CSA Preservation Partners, LLC (the "Edenwald PACT Partner"), a limited liability company formed under the laws of the State of New York, in favor of the Authority, and (ii) the indebtedness evidenced by that certain Purchase Money Note ("Reid and Park Rock Authority Financing Note") and secured by that certain Purchase Money Mortgage and Security Agreement ("Reid and Park Rock Authority Financing Mortgage"), to be entered into and made by NYC PACT Preservation Partners L.P. (the "Reid and Park Rock PACT Partner"), a limited partnership formed under the laws of the State of New York, in favor of the Authority, to (a) assign the Edenwald Authority Financing Note, the Reid and Park Rock Authority Financing Note, the Edenwald Authority Financing Mortgage and the Reid and Park Rock Authority Financing Mortgage to HDC for the purposes stated herein (the "Transactions") and, (b) take such further action as may be necessary to effectuate the Transactions.

APPROVED

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary

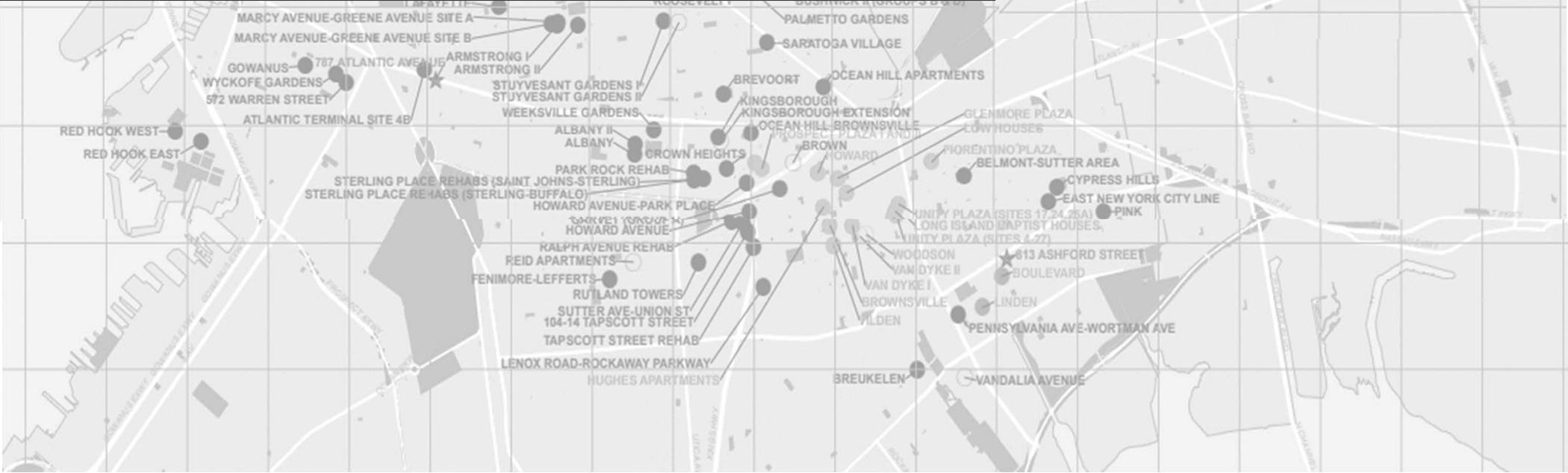
<sup>1</sup> Vice-Chair Gonzalez recused himself from this item.



**NYCHA Board Meeting**  
**July 26, 2023**

**Public Housing Community Fund Organizational Overview**

Alex Zablocki, Executive Director for Public Housing Community Fund



# Who We Are

- **Founded by NYCHA as the Fund for Public Housing, Inc. in 2016**
- **Public-private partnership**
- **Strategic Framework Adopted 2020**
- **New Brand & Name Launched in 2023**
- **\$7m+ raised in past 12 months**

# **PUBLIC HOUSING** **COMMUNITY FUND**

Public Housing Community Fund is a nonprofit that forges partnerships to power transformative programs that enhance the lives of over 500,000 residents across NYCHA communities. Our goal is to engage people and partners to build a stronger, more equitable New York City by investing in public housing communities. We invest in programs focused on leadership development, financial empowerment, community health, and workforce training for residents of the NYCHA community.

# NYCHA and the Public Housing Community Fund

Given the financial challenges posed by disinvestment, NYCHA has limited opportunities for program building.

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NYCHA's partnership with the Public Housing Community Fund creates opportunity for creative problem-solving using new funding sources.

In partnership with NYCHA, the Fund has initiated a variety of projects including supporting our **youth and families**, activating our **open spaces**, beautifying our campuses through **art**, supporting **workforce training and business pathways**, and piloting a more **sustainable future**.



**PUBLIC**   
 **HOUSING**  
**COMMUNITY**  
 **FUND** 



# Launching, Supporting & Scaling High-Impact Programs

## LEADERSHIP DEVELOPMENT

- Youth Leadership, Education & Career Readiness
- NYCHA-CUNY Scholarships
- Mentorship & Fellowship
- Civic Engagement

## WORKFORCE TRAINING

- NYCHA Clean Energy Academy
- NYCHA Resident Training Academy (Expansion)
- NYCHA Business Pathways
- Career Pathways

## COMMUNITY HEALTH

- Connected Communities (Green Space Connections)
- Resident Climate Action Grants
- Healthy Start @ NYCHA
- Community Health & Well-Being
- Art @ NYCHA

## FINANCIAL EMPOWERMENT

- Family Self-Sufficiency
- Financial Literacy and Counseling
- Resident Leadership Capacity Building

**POWERFUL COMMUNICATION**

**PARTNERSHIP**



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# Our Impact

## NYCHA's Youth & Families



## Beautifying Our Campuses & Supporting Art



## Workforce Training & NYCHApreneurs



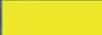
## Open Spaces & Connected Communities



## NYCHA Sustainability





**PUBLIC**   
**HOUSING**   
**COMMUNITY**  
**FUND**  

# Thank you!



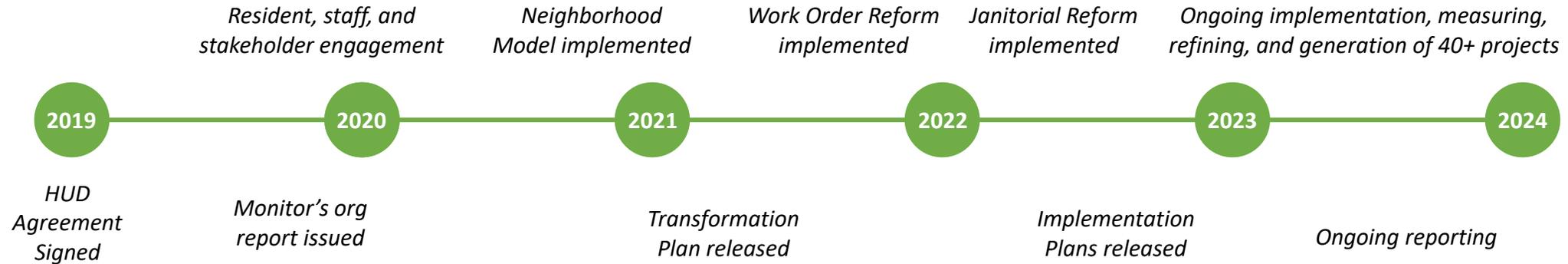
# NYCHA Board Meeting July 26, 2023

## Transformation, Pillar, and Recapitalization Program Updates

Arvind Sohoni, EVP for Strategy & Innovation  
Brad Greenburg, Chief Compliance Officer  
Shaan Mavani, Chief Asset & Capital Management Officer  
Jonathan Gouveia, EVP for Real Estate Development  
Andrew Kaplan, Chief of Staff to the CEO



# NYCHA Transformation



The HUD Agreement required an "Organizational Plan" for the agency to achieve **sustained compliance** with the obligations of the Agreement

NYCHA's Transformation includes over **40 structural, process, and policy changes** to improve the agency and better serve residents

The Authority has **implemented several of the programs to-date** with several more in active implementation today

# NYCHA Transformation: The Neighborhood Model



Manhattan I – Lower East Side

## What is the Neighborhood Model?

- Restructuring of the agency to focus on **local management** and needs at the development level
- **Reallocation of resources** and decision-making authority to local Property Managers
- Shift of central office responsibility to **standard setting and oversight** instead of day-to-day operations

## How will it benefit residents?

- Local developments will **solve more resident issues**—including repairs—on site without central office involvement
- **More NYCHA resources** dedicated to direct service of residents
- Additional **resident involvement** in management decisions

# NYCHA Transformation: Work Order Reform

*Work Order Reform is a set of structural and process changes to better service residents in need of in-unit repairs*



Manhattan I – Lower East Side

Residents now have a dedicated **Neighborhood Planner** to schedule repairs at times that work for them, providing enhanced customer service

**Neighborhood-Level Planning**

NYCHA has prioritized **hiring high-demand trades staff** to increase capacity across the portfolio

**Additional Skilled Trades Staff**

When a resident calls, they will be able to schedule **all the open Skilled Trades tickets** in their apartment in one call

**Streamlined Scheduling**

Residents will have a clear understanding of the **scheduled dates**, and NYCHA will be transparent about the **timelines** to complete

**Transparency & Communication**

**In June 2023, NYCHA closed 9,751 (37%) more unit repair skilled trades work orders with work done year over year**

- June 2022: 26,344 vs. June 2023: 36,095
- In 2023 as of June, NYCHA met and exceeded **(103%) of annual demand** in the WOR universe

# HUD Agreement Pillar Areas: Snapshot of Key Progress

***The 2019 HUD Agreement identified 6 pillar areas\*, each with a specific set of metrics and requirements. Key examples of progress to date include:***

## Lead



- Tested more than 44,500 units with Children Under 6 (CU6) at new 0.5 standard to determine presence of lead-based paint
- Visually assess and remediate tens of thousands of apts. every year (and twice a year in CU6 apts.)
- Abated over 5,060 apartments at 0.5 since 2022 (including more than 3,800 by LHCD).
- Abating all PACT sites to the 0.5 standard.

## Mold



- Reduced verified mold complaints by 34% from 2021 to 2022. On pace to reduce verified mold complaints by another ~19% from 2022 to 2023.
- Completed the ventilation program, replacing 8,400 roof fans; cleaned ~70,000 vents
- Added 370 skilled trades positions to better manage mold and leak obligations

## Pests & Waste



- Reduced verified pest complaints by 15% from 2021 to 2022. On pace to reduce verified pest complaints by another ~20% from 2022 to 2023.
- Centralized supervision of pest work under neighborhood model.

## Heat



- 23% reduction in # of heat outages in 22/23 relative to 21/22; 9% reduction in duration time compared to last year's heat season
- Completed 75 boiler replacements, surpassing requirement of 70 by end of 2022; more than 200 are in construction phase.

## Elevators



- More than 240 elevators are in the construction phase to be replaced.
- Installed 2,216 A/C units in motor rooms to prevent temperature-related failures
- 17% reduction in # unplanned no-service conditions and 8% reduction in duration time in 2022 relative to 2021. On pace for 12% further reduction in #, though increase of 6% in duration.

NYCHA's [Transformation Plan](#), [Implementation Plan](#), and Monitor-approved [Action Plans](#) outline the changes needed to comply with the 2019 HUD Agreement, including compliance across these 5 pillar areas.

\*Apartment and HUD inspections are the sixth pillar area

# 2023 PNA – Executive Summary

**NYCHA's 2017 Physical Needs Assessment (PNA) included assessments at 300+ sites to assess when assets will require replacement or upgrade, and estimate the investment needs for these renovations**

- Many assets – such as boilers and elevators – were found to be close to, at, or beyond their useful life

**Because the 2017 PNA had so much baseline information, NYCHA focused the 2023 PNA on inspections at a sample of 30 sites**

- Surveys, interviews, and walkthroughs with Property Staff and Resident Leaders, and architectural and engineering assessments at 30 sites with 28,742 apartments (10% to 15% inspected), to verify and update deterioration rates and forecasts for all sites
- Incorporating needs estimates for 3 new scope areas previously not included and 7 expanded scope areas

**20-year PNA estimate has increased from \$45.3 billion to \$78.3 billion, or by 73%**

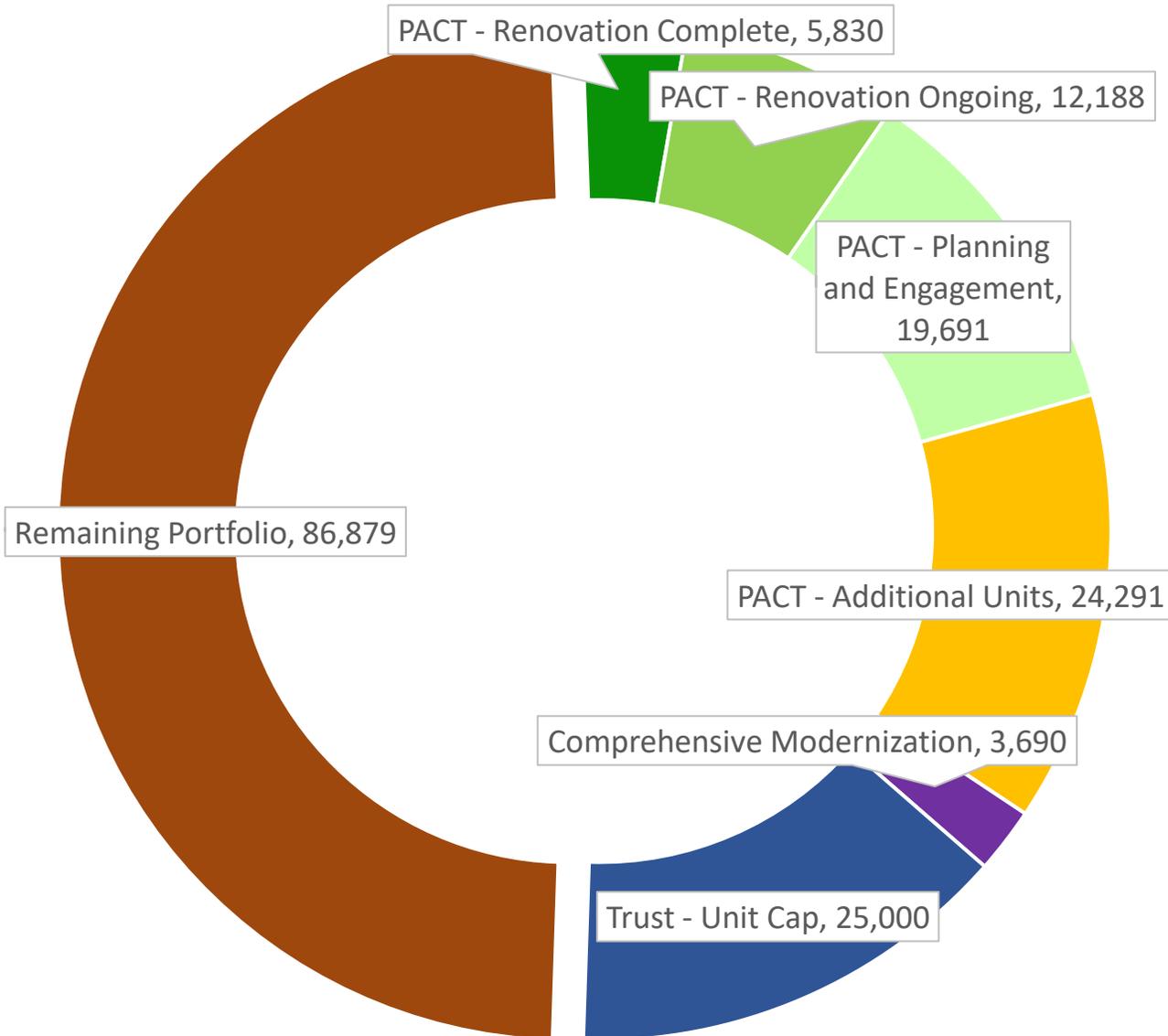
- 2/3 of the increase is driven by Market Price Escalation and the remaining 1/3 by Additional Scope Areas, Accelerated Deterioration and Methodology Refinements
- 54% or \$42.1 billion of the 20-year estimate relates to assets requiring replacement immediately or within the next 1 year, and 77% or \$60.3 billion to assets requiring replacement within the next five years
- 20-year PNA estimate reflects \$3.8B of needs addressed through capital projects and \$6.5B of needs that would have existed at PACT sites in 2023 if these had not been addressed through the PACT program already

**Apartments, Heating, Building Exteriors, and Plumbing account for \$57.8 billion or 74% of 20-year needs**

**On a per-unit basis, 98,928 or 61% of units are below \$500K per-unit physical needs, while 62,472 or 39% are above \$500K per-unit physical needs, with an average per-unit need across properties of \$485K**

**NYCHA aims to address ~\$38 billion (49%) of the 20-year PNA needs estimate through ongoing and planned capital projects, the PACT program, and the Public Housing Preservation Trust**

# Reinvestment Strategies across the NYCHA Portfolio



*With a portfolio of this size, NYCHA must pursue **multiple strategies** to repair failing infrastructure, including component-based replacements for the remaining portfolio, subject to capital funding.*

**Over 50%** of NYCHA apartments have been renovated or are on track to be renovated through modernization programs:

- 1** NYC Public Housing Preservation Trust
- 2** PACT
- 3** Comprehensive Modernization

*\*Note: This total includes the 875 units in the Recap Section 8 (Triborough) project, which are in addition to NYCHA's total of 177,569 units.*

# PACT Projects: Construction In Progress or Complete

Development Name	Units	Capital Repairs	Conversion / Completion Date
<b>Construction Complete</b>			
Ocean Bay (Bayside)	1,395	\$317m	Dec 2016 / July 2019
Betances I; Betances II, 9A; Betances II, 13; Betances II, 18; Betances III, 9A; Betances III, 13; Betances III, 18; Betances IV; Betances V; Betances VI	1,088	\$145m	Nov 2018 / Feb 2021
Baychester; Murphy	722	\$116m	Dec 2018 / Feb 2021
Independence; Williams Plaza; Armstrong I & II; Weeksville Gardens; Berry St-South 9th St; Marcy Ave-Greene Ave Site A & B; 572 Warren St	2,625	\$434m	Feb 2020 / May 2022
<b>Construction In Progress with Anticipated Completion Dates</b>			
Twin Parks West (Sites 1 & 2)	312	\$46m	Oct 2018 / Sept 2023
Franklin Avenue Conventional (I-III); Highbridge Rehabs (Anderson Ave & Nelson Ave)	336	\$38m	Nov 2018 / Sept 2023
Hope Gardens; Palmetto Gardens; Bushwick II (Groups A&C); Bushwick II (Groups B&D); Bushwick II CDA (Group E)	1,321	\$280m	Jul 2019 / June 2023
335 East 111th Street; 344 East 28th Street; Park Avenue-East 122nd, 123rd Streets; Manhattanville Rehab (Groups 2&3); Public School 139 (Conversion); Fort Washington Avenue Rehab; Grampion; Washington Heights Rehab (Groups 1&2); Washington Heights Rehab Phase III & IV (C&D); Samuel (MHOP) I-III; Wise Towers	1,718	\$383m	Nov 2020 / Dec 2023
Boulevard, Belmont-Sutter Area & Fiorentino Plaza	1,673	\$483m	Dec 2021 / June 2024
Linden & Penn-Wortman	1,922	\$430m	Dec 2021 / Aug 2024
Williamsburg	1,621	\$493m	Dec 2021 / April 2025
Harlem River I & II	693	\$236m	Feb 2022 / Sept 2025
Audubon; Bethune Gardens; Marshall Plaza	557	\$138m	Jan 2023 / April 2025
Edenwald	2,035	\$784m	Jun 2023 / Jun 2027
<b>Total</b>	<b>18,018</b>	<b>\$4.3B</b>	



Betances



Baychester



Williamsburg

# Resident-led rebuilding at Fulton & Elliott-Chelsea

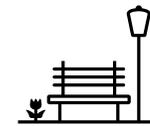
In March 2023, Essence Development, NYCHA, and resident leadership spent over 60 days holding 35 information sessions and canvassing thousands of residents, a majority of whom were in favor of building new buildings on the Fulton, Elliot, and Chelsea campuses.



Proposal for Fulton & Elliott- Chelsea new building massing

The resident-selected proposal would include:

**2,055 NYCHA apartments replaced +  
~1,042 affordable apartments +  
~2,400 new market rate apartments**



Additional green space  
and new playgrounds



Brand New  
Community  
Facilities

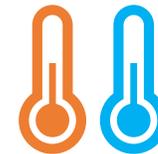


Healthcare  
facilities on site



New grocery  
stores on both  
campuses

Building and apartment amenities would include:



Resident-controlled  
heating and cooling  
in all apartments



Washers, dryers,  
and dishwashers  
in all apartments



New elevators  
and package  
rooms



Enhanced  
security

# NYC Public Housing Preservation Trust

The Trust is a new public agency that can access Section 8 subsidy to finance renovations at NYCHA developments.



The Trust supports renovations while NYCHA owns, controls, and manages the property. **Properties remain 100% public and NYCHA's public workforce remains intact.**

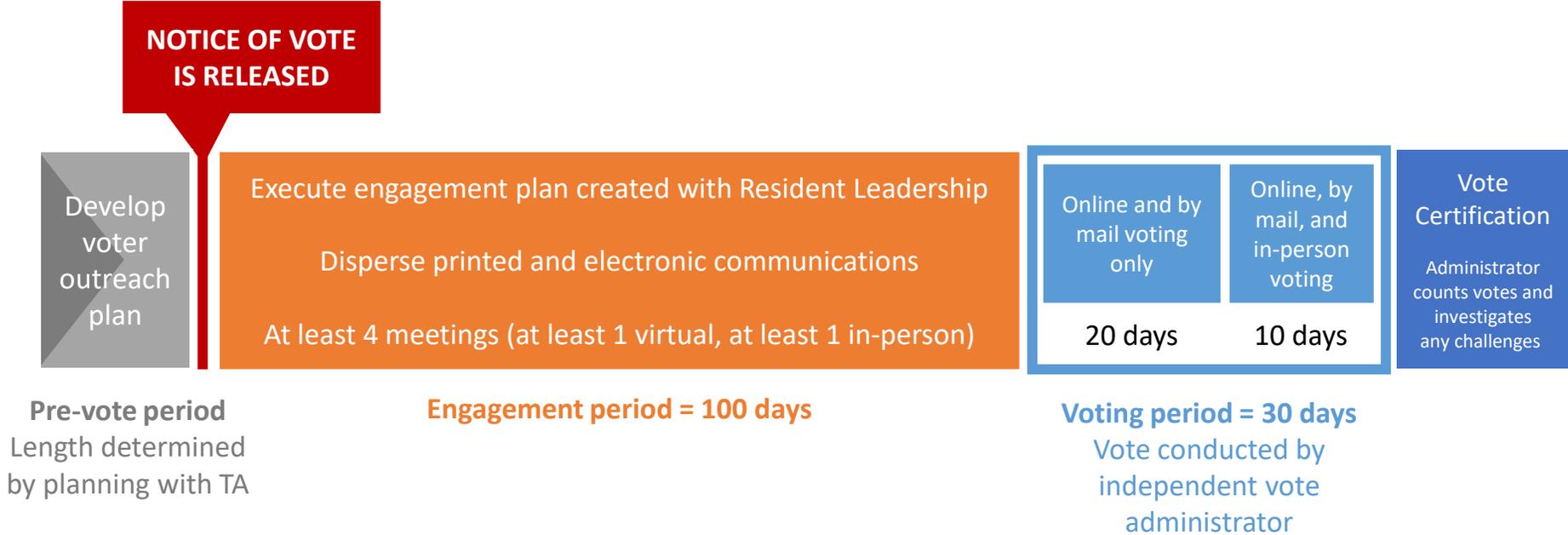
The Trust Act was signed into law during Summer 2022 and contains several key provisions:

- The Trust has a publicly-appointed board and public employees
- Residents keep their public housing rights
- Residents choose to opt-in to the Trust through a vote
- The Trust can use alternative project delivery mechanisms

***On July 7, 2023, the Trust held its first board meeting.***

# Engagement & voting timeline

The voting rules finalized in December 2022 after public comment outline the full engagement requirements: <https://www.nyc.gov/site/nycha/about/preservation-trust-final-voting-procedures.page>



## Next Steps

*The NYCHA Management Team will continue to provide updates on the Transformation, HUD Pillar Areas, and Recapitalization Programs to the Board on a regular basis*



Manhattan

Queens



NEW YORK CITY  
**HOUSING  
AUTHORITY**

# NYCHA Board Meeting

July 26, 2023

Temporary Suspension Report on Mold and Ventilation  
Related Contracts

Elena Tenchikova, Senior Director for Office of Mold  
Assessment and Remediation

- MARCY AVENUE-GREENE AVENUE SITE A
- MARCY AVENUE-GREENE AVENUE SITE B
- GOWANUS-787 ATLANTIC AVENUE
- WYCKOFF GARDENS
- 572 WARREN STREET
- ATLANTIC TERMINAL SITE 4B
- ARMSTRONG I
- ARMSTRONG II
- STUYVESANT GARDENS I
- STUYVESANT GARDENS II
- WEEKSVILLE GARDENS
- ALBANY II
- ALBANY
- CROWN HEIGHTS
- PARK ROCK REHAB
- STERLING PLACE REHABS (SAINT JOHNS-STERLING)
- STERLING PLACE REHABS (STERLING-BUFFALO)
- HOWARD AVENUE-PARK PLACE
- GARVEY (GROUP A)
- HOWARD AVENUE
- RALPH AVENUE REHAB
- REID APARTMENTS
- FENIMORE-LEFFERTS
- RUTLAND TOWERS
- SUTTER AVE-UNION ST
- 104-14 TAPSCOTT STREET
- TAPSCOTT STREET REHAB
- LENOX ROAD-ROCKAWAY PARKWAY
- HUGHES APARTMENTS
- BREUKELN
- VANDALIA AVENUE
- BUSHWICK II (GROUPS B & D)
- PALMETTO GARDENS
- SARATOGA VILLAGE
- BREVOORT
- OCEAN HILL APARTMENTS
- KINGSBOROUGH EXTENSION
- OCEAN HILL BROWNSVILLE
- GLENMORE PLAZA
- LOW HOUSES
- FIORENTINO PLAZA
- BELMONT-SUTTER AREA
- CYPRESS HILLS
- EAST NEW YORK CITY LINE
- UNIFY PLAZA (SITES 17, 24, 25A)
- PINK
- LONG ISLAND BAPTIST HOUSES
- UNIFY PLAZA (SITES 1, 27)
- 613 ASHFORD STREET
- BOULEVARD
- WOODSON
- VAN DYKE II
- BROWNSVILLE
- LINDEN
- PENNSYLVANIA AVE-WORTMAN AVE

# Ventilation and Mold Related Contracts

On November 29, 2021, Board Resolution 19-10/30-30 was extended by Board Resolution 21-11/29-2 which now authorizes, as solely related to ventilation contracts and other contracts related to mold detection, inspection and remediation administered by the Authority's Capital Projects Division, Operations Department or Healthy Homes, to:

- i. Temporarily suspend for 730 days of the prerequisite Authority approval of
  - a) Contracts that are valued in excess of \$1M; and
  - b) Change orders and contract capacity increases.
  
- ii. Provide a quarterly Ventilation and Mold Contracts Report at Board Meetings including, but not limited to, the number of
  - a) Contracts awarded; and
  - b) Change orders and contract capacity increases entered into, subsequent to the prior report presented to the Board.

# Ventilation and Mold Contracts

- The Ventilation Modernization Program consists of three phases:
  - Roof fan replacement/installation (in-progress)
  - Vent cleaning (in-progress)
  - Damper replacement (pilot and design phase)

The roof fan work and damper work utilize engineering services.

Note: One vendor may be assigned to all three phases or a subset.

- Mold assessment and remediation contracts are used as work is assigned.

# Ventilation and Mold Contracts

- In the past quarter there was no new contracts awarded, change orders, contract capacity increases entered into, subsequent to the prior report presented to the Board.

# NYCHA Board Meeting

July 26, 2023

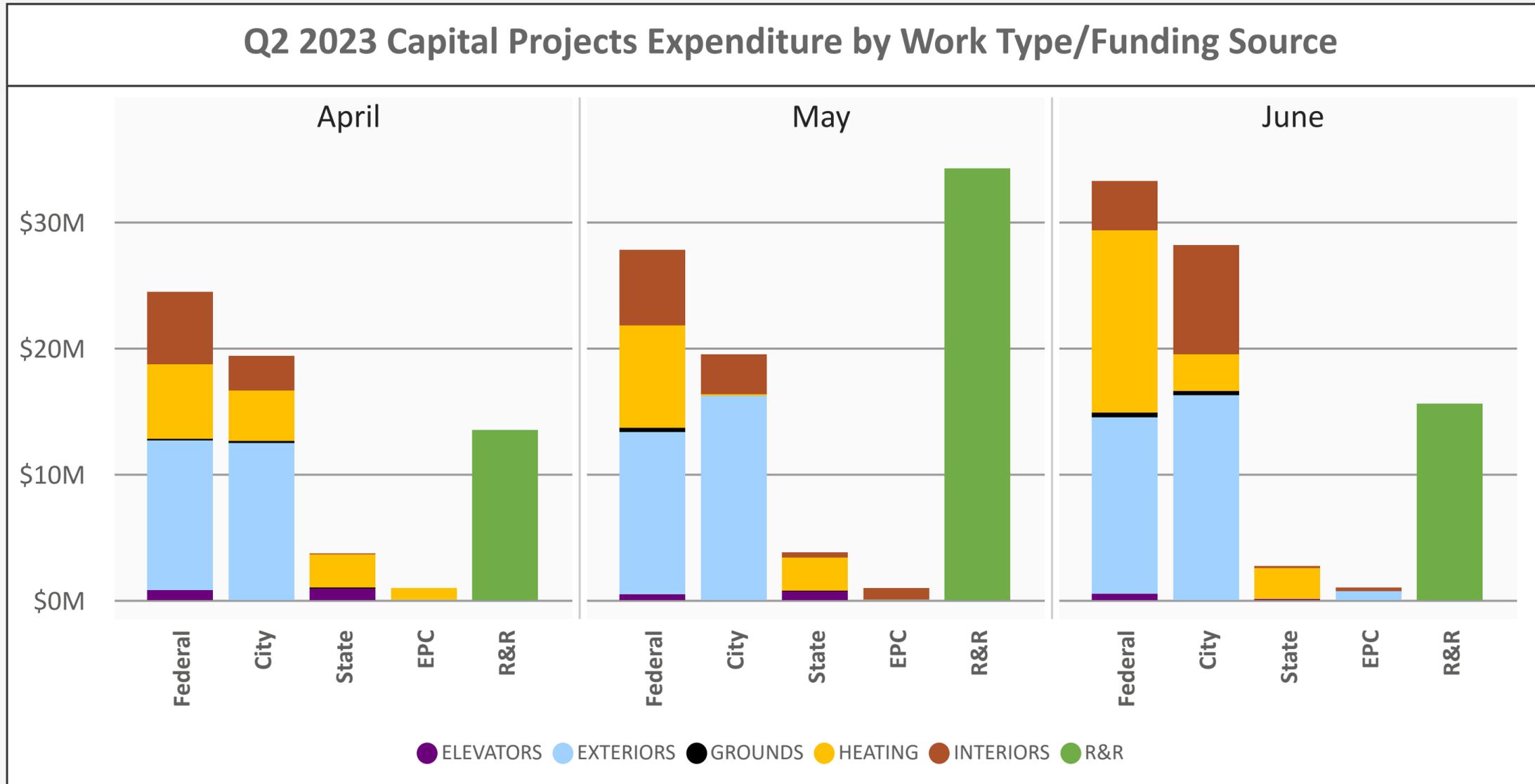
Quarterly Update on Asset & Capital Management  
Division Capital Projects Expenditure and Temporary  
Suspension for Elevator, Heating and Waste  
Management Contracts (EMCs, HPCs, WMCs)

Joy Sinderbrand, Senior Vice President for Capital Programs  
Asset & Capital Management Division





# Capital Projects - Quarter 2 (Apr-Jun) 2023 Expenditure (1 of 2)



Funding Source	April	May	June	Total
Federal	\$24.43M	\$27.75M	\$33.21M	<b>\$85.38M</b>
City	\$19.35M	\$19.48M	\$28.11M	<b>\$66.94M</b>
State	\$3.67M	\$3.77M	\$2.69M	<b>\$10.12M</b>
EPC	\$0.91M	\$0.91M	\$0.96M	<b>\$2.79M</b>
R&R	\$13.46M	\$34.22M	\$15.56M	<b>\$63.25M</b>
<b>Total</b>	<b>\$61.82M</b>	<b>\$86.13M</b>	<b>\$80.53M</b>	<b>\$228.48M</b>

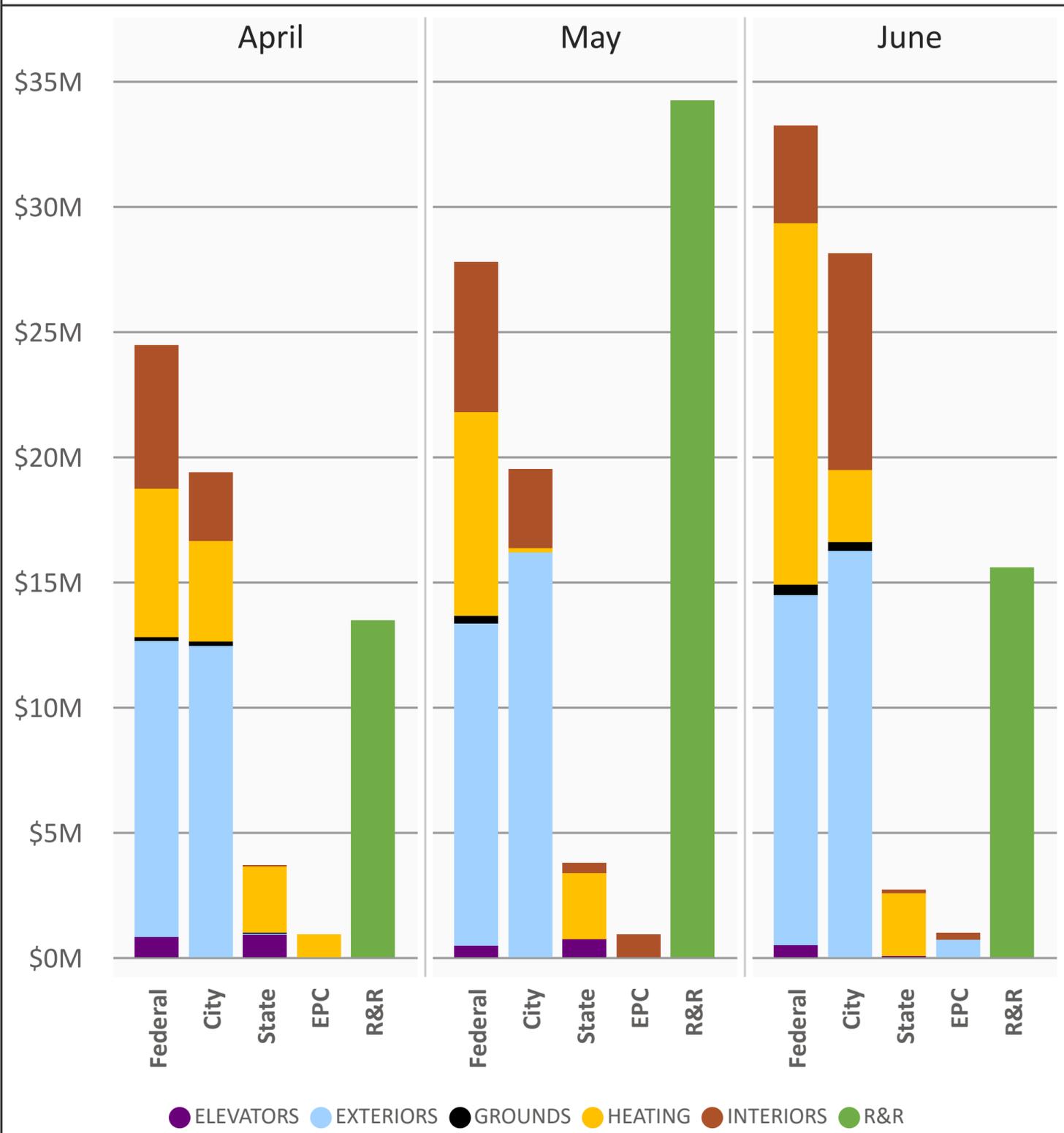
Notes: Data covers the period from April 01, 2023 through June 30, 2023

R&R = Recovery & Resilience



# Capital Projects - Quarter 2 (Apr-Jun) 2023 Expenditure (2 of 2)

## Q2 2023 Capital Projects Expenditure by Work Type



### April 2023

Work Type	Federal	City	State	EPC	R&R	Total
ELEVATORS	\$0.80M		\$0.90M			<b>\$1.70M</b>
EXTERIORS	\$11.83M	\$12.43M	\$0.02M			<b>\$24.29M</b>
GROUNDS	\$0.14M	\$0.18M	\$0.04M			<b>\$0.36M</b>
HEATING	\$5.93M	\$4.00M	\$2.66M	\$0.91M		<b>\$13.50M</b>
INTERIORS	\$5.72M	\$2.75M	\$0.04M			<b>\$8.51M</b>
R&R					\$13.46M	<b>\$13.46M</b>
<b>Total</b>	<b>\$24.43M</b>	<b>\$19.35M</b>	<b>\$3.67M</b>	<b>\$0.91M</b>	<b>\$13.46M</b>	<b>\$61.82M</b>

### May 2023

Work Type	Federal	City	State	EPC	R&R	Total
ELEVATORS	\$0.46M	\$0.00M	\$0.71M			<b>\$1.17M</b>
EXTERIORS	\$12.86M	\$16.17M				<b>\$29.02M</b>
GROUNDS	\$0.32M		\$0.01M			<b>\$0.33M</b>
HEATING	\$8.14M	\$0.15M	\$2.64M			<b>\$10.93M</b>
INTERIORS	\$5.98M	\$3.16M	\$0.41M	\$0.91M		<b>\$10.46M</b>
R&R					\$34.22M	<b>\$34.22M</b>
<b>Total</b>	<b>\$27.75M</b>	<b>\$19.48M</b>	<b>\$3.77M</b>	<b>\$0.91M</b>	<b>\$34.22M</b>	<b>\$86.13M</b>

### June 2023

Work Type	Federal	City	State	EPC	R&R	Total
ELEVATORS	\$0.47M		\$0.05M			<b>\$0.52M</b>
EXTERIORS	\$13.99M	\$16.23M		\$0.68M		<b>\$30.91M</b>
GROUNDS	\$0.40M	\$0.33M				<b>\$0.73M</b>
HEATING	\$14.46M	\$2.90M	\$2.49M	\$0.01M		<b>\$19.85M</b>
INTERIORS	\$3.88M	\$8.65M	\$0.15M	\$0.27M		<b>\$12.95M</b>
R&R					\$15.56M	<b>\$15.56M</b>
<b>Total</b>	<b>\$33.21M</b>	<b>\$28.11M</b>	<b>\$2.69M</b>	<b>\$0.96M</b>	<b>\$15.56M</b>	<b>\$80.53M</b>

<b>Grand Total</b>	<b>\$85.38M</b>	<b>\$66.94M</b>	<b>\$10.12M</b>	<b>\$2.79M</b>	<b>\$63.25M</b>	<b>\$228.48M</b>
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Notes: Data covers the period from April 01, 2023 through June 30, 2023

R&R = Recovery & Resilience



# Elevator Modernization Contracts

Q2 Update on New Awards, Change Orders and Contract Capacity Increases

Board Resolution: 21-6/30-22

Suspension Period: 1286 Days

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	GILSTON ELECTRICAL CONTRACTING CORP.	Quantity / Unit Cost	ATLANTIC TERMINAL SITE 4B	1232 Days	\$453,036	5	14087	Non-Minority Owned
Award	MID-AMERICAN ELEVATOR COMPANY, INC.	Lump Sum	SAINT NICHOLAS	582 Days	\$8,480,000	4	1810	Non-Minority Owned
Award	TRANSEL ELEVATOR & ELECTRIC INC DBA/TEI GROUP	Lump Sum	AMSTERDAM	952 Days	\$20,588,130	1	2200	Non-Minority Owned
Award	TRANSEL ELEVATOR & ELECTRIC INC DBA/TEI GROUP	Lump Sum	DYCKMAN	692 Days	\$11,109,474	1	5320	Non-Minority Owned
Change Order	--	--	--	--	--	--	0	--
Contract Capacity Increase	--	--	--	--	--	--	0	--
<b>Total To Date</b>					<b>\$40,630,640</b>			

Notes: Data covers the period from April 01, 2023 through June 30, 2023

## Elevator Modernization Contracts ("EMCs")

In June 2021, Board Resolution 21-6/30-22 authorized, as solely related to EMCs,

(i) the temporary suspension of 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, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and
- (c) change orders and funding increases**, as required by Section V(D) of the PPM; and

(ii) at each Board Meeting, providing a EMCs report including, but not limited to, the

- (a) number of contracts awarded**, and
- (b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

In October 2021, Board Resolution 21-10/27-10 changed the frequency of providing the EMCs report to the Board from monthly at each Board meeting to quarterly.



# Q2 Project Status Update for EMCs

Development	General Scope	Contract Amount (General)	Contract Amount (Electrical)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
ADAMS	Elevators Renovation	\$12,544,385	Pending Award	Construction	08/11/2024	06/07/2024	City, Federal
AMSTERDAM	Elevators Renovation	Pending Award	Pending Award	Procurement	07/01/2023	08/19/2025	Federal, City
ATLANTIC TERMINAL SITE 4B	Elevators Renovation	\$2,594,984	\$453,036	Construction	03/05/2025	12/01/2024	Federal, State
BUTLER	Elevators Renovation	\$14,615,981	\$1,555,555	Construction	08/20/2024	06/22/2024	Federal, State
CAREY GARDENS	Elevators Renovation	\$6,828,480	\$525,556	Construction	07/04/2024	05/01/2024	City, State, Federal
CONEY ISLAND I (SITE 1B)	Elevators Renovation	\$2,333,657	\$175,556	Construction	07/21/2024	05/18/2024	City, Custom, State
CONEY ISLAND I (SITES 4 & 5)	Elevators Renovation	\$3,750,711	\$475,556	Construction	02/25/2024	12/23/2023	State
DYCKMAN	Elevators Renovation	\$11,109,474	\$870,000	Procurement	09/28/2023	11/03/2024	City, Federal
HERNANDEZ	Elevators Renovation	\$1,783,000	Pending Award	Construction	10/07/2024	08/03/2024	Federal, City
HIGHBRIDGE GARDENS	Elevators Renovation	\$7,415,404	\$525,500	Construction	01/13/2024	10/07/2023	State
HYLAN	Elevators Renovation	\$1,640,000	Pending Award	Construction	07/17/2024	05/13/2024	City, Federal
MCKINLEY	Elevators Renovation	\$7,600,000	\$355,556	Construction	01/22/2024	11/19/2023	Federal
MELTZER TOWER	Elevators Renovation	\$2,005,000	Pending Award	Construction	09/30/2024	07/27/2024	Federal, City
MITCHEL	Elevators Renovation	\$14,257,418	\$975,556	Construction	12/21/2024	10/18/2024	City, Custom, State
MORRISANIA AIR RIGHTS	Elevators Renovation	\$14,751,928	\$1,555,556	Construction	05/21/2025	03/19/2025	Federal, City
QUEENSBRIDGE NORTH	Elevators Renovation	\$22,207,499	\$1,852,574	Construction	07/06/2025	05/03/2025	City, State
QUEENSBRIDGE SOUTH	Elevators Renovation	\$24,589,763	\$1,255,556	Construction	04/23/2025	03/02/2025	Federal
RICHMOND TERRACE	Elevators Renovation	\$6,798,308	\$1,321,480	Construction	11/30/2023	09/27/2023	State
SAINT NICHOLAS	Elevators Renovation	Pending Award	Pending Award	Procurement	08/04/2023	11/03/2024	City, Federal
SARATOGA VILLAGE	Elevators Renovation	\$1,595,000	Pending Award	Construction	07/02/2024	04/28/2024	City, Federal
UNITY PLAZA (SITES 17,24,25A)	Elevators Renovation	\$1,235,874	Pending Award	Construction	02/26/2024	12/24/2023	City, State
UNITY PLAZA (SITES 4-27)	Elevators Renovation	\$8,421,912	\$1,595,060	Construction	06/19/2024	04/16/2024	City, State
<b>Total To Date</b>		<b>\$168,078,778</b>	<b>\$13,492,093</b>				

Notes: Data covers the period from April 01, 2023 through June 30, 2023



# Heating Plant Contracts

Q2 Update on New Awards, Change Orders and Contract Capacity Increases

**Board Resolution: 21-6/30-23**

**Suspension Period: 730 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	--	--	--	--	--	--	0	--
Change Order	--	--	--	--	--	--	0	--
Contract Capacity Increase	--	--	--	--	--	--	0	--
<b>Total To Date</b>					--			

## Heating Plant Contracts ("HPCs")

In June 2021, Board Resolution 21-6/30-23 authorized, as solely related to HPCs,

- (i) the temporary suspension of 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, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and
  - (c) change orders and funding increases**, as required by Section V(D) of the PPM; and
- (ii) at each Board Meeting, providing a HPCs report including, but not limited to, the
  - (a) number of contracts awarded**, and
  - (b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.

In October 2021, Board Resolution 21-10/27-11 changed the frequency of providing the HPCs report to the Board from monthly at each Board meeting to quarterly.



# Q2 Project Status Update for HPCs

Development	General Scope	Construction Contract Amount (General)	Current Phase	Current Phase Completion Date	Substantial Completion Date	Funding
AMSTERDAM	Heating Systems Renovation	\$33,400,000	Construction	09/30/2024	08/01/2024	Federal, State
BAY VIEW	Heating Systems Renovation	\$22,587,665	Construction	09/21/2025	07/23/2025	Federal, INS IRCAPF, State
BREVOORT	Heating Systems Renovation	\$25,156,470	Construction	04/06/2025	02/05/2025	Federal, State
COOPER PARK	Heating Systems Renovation	\$20,571,468	Construction	11/29/2024	09/30/2024	Federal, State
GOWANUS	Heating Systems Renovation	\$26,723,000	Construction	08/14/2024	06/15/2024	Federal, State
JOHNSON	Heating Systems Renovation	\$23,830,315	Construction	02/27/2025	12/29/2024	Federal, State
LINCOLN	Heating Systems Renovation	\$2,428,618	Design	07/19/2023	11/21/2024	Federal, Operating, State
MARCY	Heating Systems Renovation	\$39,086,000	Construction	10/30/2026	08/31/2026	Federal, State
MOTT HAVEN	Heating Systems Renovation	\$24,035,185	Construction	02/27/2025	12/29/2024	Federal, State
RAVENSWOOD	Heating Systems Renovation	\$24,730,105	Construction	10/15/2025	08/16/2025	Federal, State
ROOSEVELT I, ROOSEVELT II	Heating Systems Renovation	\$25,008,588	Construction	11/29/2024	09/30/2024	Federal, State
SMITH	Heating Systems Renovation	\$21,394,830	Construction	09/08/2024	07/10/2024	Federal, State
UPACA (SITE 5)	Heating Systems Renovation	\$8,380,000	Construction	09/23/2024	07/25/2024	Federal, State
VAN DYKE I, VAN DYKE II	Heating Systems Renovation	\$43,511,504	Construction	04/06/2025	02/05/2025	Federal, State
<b>Total To Date</b>		<b>\$340,843,748</b>				

Notes: Data covers the period from April 01, 2023 through June 30, 2023



# Waste Management Contracts

Q2 Update on New Awards, Change Orders and Contract Capacity Increases

**Board Resolution: 21-10/27-9**

**Suspension Period: 730 Days**

Category	Vendor	Type	Location	Term Being Funded by Amount	Amount	Section 3 Workers	Labor Hours (Section 3 Worker)	MWBE
Award	--	--	--	--	--	--	0	--
Change Order	--	--	--	--	--	--	0	--
Contract Capacity Increase	--	--	--	--	--	--	0	--
<b>Total To Date</b>					--			

## Waste Management Contracts ("WMCs")

In October 2021, Board Resolution 21-10/27-9 authorized, as solely related to WMCs,

(i) the temporary suspension of 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, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1, and Section IV(E) of the Authority's PPM, adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14, and

**(c) change orders and contract capacity increases**, as required by Section V(D) of the PPM; and

(ii) provide a quarterly WMCs report including, but not limited to, the

**(a) number of contracts awarded**, and

**(b) change orders and contract capacity increases** entered into, subsequent to the prior Board Meeting.



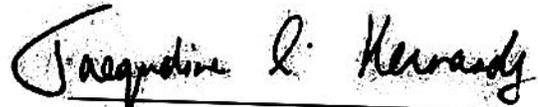
# Q2 Project Status Update for WMCs

Development	General Scope	Construction Contract Amount	Current Phase	Current Phase Completion Date	Funding	Substantial Completion
Polo Ground Towers (e21316)	Design-Build: Pneumatic Systems	\$31,930,000	Construction	6/25/2024	City & Federal	5/29/2024
Various Developments as per the Action Plan (e21231, e21232, e21233, e21234, e21235, e21238, e21296)	Design-Build: Waste Yards Redesign	\$15,000,000	Procurement	11/3/2023	City & Federal	1/21/2025
Various Developments as per the Action Plan (e22065)	Design-Bid-Build: Waste Yards Redesign (FY21 15A/15B)	Pending Procurement & Award	Design	8/23/2023	City & Federal	5/8/2025
Various Developments as per the Action Plan (e22067)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY21)	\$11,273,614	Construction	7/16/2024	City	4/17/2024
Various Developments as per the Action Plan (e22068)	JOC Delivery : Replacement of Interior Compactor Room Equipment and Resurfacing of Flooring (FY 22)	\$10,285,209	Construction	5/5/2024	City	5/5/2024
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY22 18A/18B)	On Hold	Planning	TBD	City	TBD
Various Developments as per the Action Plan	Design-Bid-Build: Waste Yards Redesign (FY23 18C/18D)	On Hold	Planning	TBD	City	TBD

THREE-THOUSAND ONE HUNDRED AND EIGHTY-SEVENTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:09 P.M.

A handwritten signature in black ink that reads "Jacqueline C. Hernandez". The signature is written in a cursive style with a large initial "J".

Jacqueline C. Hernandez, Esq.  
Corporate Secretary