

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

Minutes of Board Meeting

Thursday, September 28, 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
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

Minutes
Regular Meeting
Thursday, September 28, 2023

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, July 26, 2023

APPROVED

II. CEO's Remarks

III. Report

Voting Process and Finance Updates
(Report is attached hereto and incorporated herein)

IV. Authority Calendar

Calendar of Regular Meeting, Thursday, September 28, 2023

1 Authorization to Approve the Issuance of the Authority's Fiscal Year 2022 Single Audit Report

Location:	Non-Development
Administering Department:	Financial Accounting & Reporting Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2022 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 United States Department of Housing and Urban Development Uniform Financial Reporting Standards, and as recommended by the Authority's Audit and Finance Committee, in compliance with the Audit and Finance Committee Charter, adopted pursuant to Board Resolution 21-4/28-2 and as subsequently amended by Board Resolution 22-1/26-15.

APPROVED

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Authorization to rename the Mitchel Houses Community Center Gym the Hubert 'Hugh' Evans Gymnasium

Location:	Mitchel
Administering Department:	Communications
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to rename the Mitchel Houses Community Center Gym, located at 210 Alexander Avenue in the borough of the Bronx, to the Hubert 'Hugh' Evans Gymnasium.

APPROVED

- 3 Authorization to Submit (i) the Authority's Fiscal Year 2024 Annual PHA Plan and (ii) the Certifications of Compliance with PHA Plan and Related Regulations to HUD

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

Authorization is requested to submit (i) the Authority's Fiscal Year 2024 Annual Public Housing Agency ("PHA") Plan and (ii) the Certifications of Compliance with PHA Plan and Related Regulations to the United States Department of Housing and Urban Development ("HUD"), in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

APPROVED

- 4 Authorization to Ratify (i) an Amendment to the Agreement with Interloc Solutions Inc. ("Interloc") and (ii) a Contract Capacity Increase to the Agreement with Interloc

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Capital – Federal
Amount:	\$166,255.20
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify (i) an amendment to this agreement with Interloc for information technology professional services for a mobile solution implementation, which did not require initial Board authorization for an initial one-year term, extending the term for an additional two (2) months; and (ii) a contract capacity increase to this agreement with Interloc, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the extended two-month term, which commenced on March 15, 2023 and continued through May 14, 2023.

APPROVED

- 5 Authorization to Ratify the Entering into an Agreement with Interloc Solutions Inc. ("Interloc")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Capital – Federal
Amount:	\$1,933,200.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to ratify the entering into this agreement with Interloc for information technology professional services for a mobile solution implementation, which commenced on May 9, 2023, and is continuing through May 8, 2025. There are no renewal options.

APPROVED

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

Location:	WSUR (Brownstones)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$12,700,507.00
Projected Section 3 Hires/Labor Hours:	16,800 of 67,200 Hours

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

APPROVED

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

Location:	Douglass I
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$15,986,884.00
Projected Section 3 Hires/Labor Hours:	8,500 of 34,000 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, J & N Construction Group Corp.

APPROVED

- 8 Authorization to ratify a Change Order to Contract No. RF1616103 Awarded to A.B.C.D. Construction Corp. ("ABCD")

Location:	Justice Sonia Sotomayor
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal & City
Amount:	\$1,225,516.64
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a change order to this contract awarded to ABCD for exterior restoration and roofing replacement, authorized by Board Resolution 17-2/22-6 and as subsequently amended for an initial 730-day term, to increase the amount, in order to fund the additional assigned work during the initial 730-day term and extended nine-month term, which commenced on May 22, 2017 and continued through February 21, 2020.

APPROVED

- 9 Authorization to Approve a Change Order to Contract No. BW1313869 Awarded to Hudson Insurance Group ("HIG")

Location:	Amsterdam
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$1,210,000.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to approve a change order to this contract awarded to HIG for exterior restoration, authorized by Board Resolution 13-9/25-11 and as subsequently amended for an initial 690-day term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended 160-day term, which commenced on April 25, 2023 and is continuing through October 1, 2023.

APPROVED

- 10 Authorization to Ratify a Change Order to Contract No. RF1703271 Awarded to A.B.C.D. Construction Corp. ("ABCD")

Location:	Justice Sonia Sotomayor
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$1,227,032.50
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a change order to this contract awarded to ABCD for exterior restoration and roofing replacement, authorized by Board Resolution 19-9/25-10 and as subsequently amended for an initial 810-day term, to increase the amount, in order to fund the additional assigned work during the extended seven-month and seventeen-day term and extended two-month and twenty-day term, which commenced on May 29, 2022 and continued through April 3, 2023.

APPROVED

- 11 Authorization to Ratify an Amendment to Board Resolution 22-7/27-14

Location:	Wyckoff
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify an amendment to Board Resolution 22-7/27-14, which authorized the award of a contract to ACS System Associates, Inc. for community center addition, for a one-year, three-month and thirteen-day term, to correct the contract no. from ST1925905 to 2204987 and the Request for Quotation no. from 311866,2,1 to 311866-2,1. All other terms and conditions set forth in Board Resolution 22-7/27-14 shall remain unchanged.

APPROVED

12 Rejection of All Bids for a Contract for Heating Ventilation and Air Conditioning Upgrade

Location:	Red Hook East
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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

APPROVED

13 Rejection of All Bids for a Contract for Heating Ventilation and Air Conditioning Upgrade

Location:	Roosevelt II
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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

APPROVED

14 Rejection of All Bids for a Contract for Resilient Grounds Renovation

Location:	Jefferson
Administering Department:	Asset & Capital Management – Project Management Team 2
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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

APPROVED

15 Authorization to (i) Rescind Board Resolution 23-6/29-18 and (ii) Reject All Bids for a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Bryant Avenue East 174th Street
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to (i) rescind Board Resolution 23-6/29-18, which authorized award of this contract to the lowest responsive and responsible bidder Fidelis Contracting, Inc. ("Fidelis"), due to Fidelis being deemed non-responsive, subsequent to Board authorization, for failure to submit its sealed list of subcontractors at the time of its bid, as outlined in the Authority's bid documents; and (ii) reject all bids in the best interest of the Authority. This contract will be re-bid.

APPROVED

- 16 Authorization to Enter into an Agreement for Flood Mitigation Capital Improvements for five (5) Converted Permanent Affordability Commitment Together ("PACT") Developments with the New York City Office of Management and Budget ("OMB")

Location:	Various (Brooklyn)
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – CDBG-DR
Amount:	\$51,023,632.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested, as it relates to five (5) converted PACT developments consisting of Hope Gardens, Palmetto Gardens, Bushwick II (Groups A & C), Bushwick II (Groups B & D) and Bushwick II CDA (Group E) (the "Project Site") to: (i) fund flood mitigation capital improvements on the Project Site using The United States Department of Housing and Urban Development ("HUD") Community Development Block Grant Disaster Recovery Funds in the amount of \$51,023,632.00 received by the Authority as subrecipient of such grant funding from the City of New York acting through OMB as grantee (the "Project"); (ii) seek HUD approval for the Project; (iii) enter into necessary agreements and ancillary documents related to the Project in order to fund the Project; and (iv) take such further action as may be necessary to effectuate the Project.

APPROVED

- 17 Authorization to Ratify the Entering into an Agreement with E-Builder, Inc. ("E-Builder")

Location:	Non-Development
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal
Amount:	\$1,394,942.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the entering into this agreement with E-Builder for construction project management software, software support and maintenance services, which commenced on April 1, 2023 and is continuing through December 31, 2024. There are no renewal options.

APPROVED

- 18 Authorization to Ratify a Change Order to Contract No. BL1822224 Awarded to Framan Mechanical, Inc. ("Framan")

Location:	Robinson
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – Federal
Amount:	\$112,974.11
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Framan for replacement of boilers and hot water heaters, which did not require initial Board authorization pursuant to Board Resolution 18-3/28-6 and as subsequently amended for an initial two-year and fourteen-day term, to increase the amount, in order to fund the additional assigned work during the extended six-month term, which commenced on January 11, 2022 and continued through July 10, 2022.

APPROVED

- 19 Authorization to Ratify a Contract Capacity Increase to the Agreement with D & B Engineers and Architects, P.C. ("D&B") Related to the Response to and Recovery from Hurricane Sandy

Location:	Hammel
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$2,100,000.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a contract capacity increase to this agreement with D&B for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional staffing necessary to cover the extended project schedule during the extended three-year, two-month and fourteen-day term, which commenced on April 15, 2020 and continued through June 28, 2023.

APPROVED

- 20 Authorization of a Contract Capacity Increase to the Agreement with Jacobs Project Management Co. ("Jacobs") Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 8), O'Dwyer & Surfside
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$800,614.56
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to approve a contract capacity increase to this agreement with Jacobs for professional construction management as agent services, authorized by Board Resolution 15-7/29-13 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the extended three-year, three-month and ten-day term, which commenced on December 22, 2020 and is continuing through March 31, 2024.

APPROVED

- 21 Authorization to Ratify a Change Order to Contract No. GR1429259 Awarded to Navillus Tile, Inc./DBA Navillus Contracting ("Navillus") Related to the Response to and Recovery from Hurricane Sandy

Location:	Smith
Administering Department:	Asset & Capital Management – Recovery and Resilience
Funding Source:	Capital – FEMA
Amount:	\$207,223.14
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Navillus for restoration, authorized by Board Resolution 16-2/24-17 and as subsequently amended for an initial 403-day term, to increase the amount, in order to fund the additional steel work designs, during the initial 403-day term and the extended 139-day term, which commenced on December 5, 2016 and continued through May 31, 2018.

APPROVED

- 22 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. HE1323149 Awarded to Kordun Construction Corp. ("Kordun") Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East, Red Hook West (Bldgs 1-4) & Red Hook West (Bldgs 15-25)
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$2,151,540.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to Kordun for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-17 and as subsequently amended for an initial two-year and seven month term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of all temporary natural gas boilers and as-needed repairs, during the remainder of the extended nine-month and fifteen-day term, which commenced on June 1, 2022 and continued through March 15, 2023.

APPROVED

- 23 Authorization to Ratify a Contract Capacity Increase to the Agreement with STV Construction, Inc. ("STV") Related to the Response to and Recovery from Hurricane Sandy

Location:	Baruch & Lavanburg
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,700,000.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a contract capacity increase to this agreement with STV for professional construction management as agent services, authorized by Board Resolution 15-3/25-5 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional assigned work during the extended one-year, four-month and twenty-six-day term and the extended nine-month and one-day term, which commenced on February 5, 2022 and is continuing through April 1, 2024.

APPROVED

- 24 Authorization to Ratify a Contract Capacity Increase to the Agreement with Aptim Engineering New York, P.C. ("Aptim") Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$8,174,000.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to ratify a contract capacity increase to this agreement with Aptim (formerly known as "CB&I E&I Engineering of New York, P.C." and "Shaw Environmental & Infrastructure Engineering of New York, P.C.") for program management services, authorized by Board Resolution 14-2/26-12 and as subsequently amended for an initial three-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of task order requested services, during the extended 1569-day term and the extended 822-day term, which commenced on March 14, 2018 and is continuing through September 30, 2024.

APPROVED

- 25 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

Authorization is requested to award this IDIQ contract to the second lowest responsive and responsible bidder, Big Apple Sign Corp. The lowest responsive and responsible bidder has been awarded Contract No. 2309902 from this Request For Quotation. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 26 Authorization to Ratify the 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

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Aukee Trading Corporation. 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

- 27 Authorization to Ratify the 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

Authorization is requested to ratify the award of this IDIQ contract to the second lowest responsive and responsible bidder, Modu Studio LLC. The lowest responsive and responsible bidder has been awarded Contract No. 2217187 from this Request for Quotation. 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

- 28 Authorization to Ratify the 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

Authorization is requested to ratify the award of this IDIQ contract to the third lowest responsive and responsible bidder, Big Apple Sign Corp. The lowest responsive and responsible bidder has been awarded Contract No. 2217187 from this Request for Quotation ("RFQ"). The second lowest responsive and responsible bidder has been awarded Contract No. 2217190 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

- 29 Authorization to Ratify the Entering into an Agreement with Fastenal Company ("Fastenal")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$18,867,450.32
Projected Section 3 Hires/Labor Hours:	468 of 1,560 Hours

Authorization is requested to ratify the entering into an agreement with Fastenal for the purchase and delivery of industrial supplies and related products, which commenced on May 31, 2023 and is continuing through May 30, 2028, which includes an initial three-year term and two (2) one-year renewal options to be exercised at the Authority's sole discretion, to be coterminous with and utilizing the terms and conditions of the Sourcewell ("Sourcewell") Participating Agreement RFP#091422. Sourcewell is a service cooperative created by the Minnesota legislature as a local unit of government (Minnesota Constitution Article XII, Section 3). Sourcewell is governed by local elected municipal officials and school board members (Minnesota Statutes § 123A.21 Subdivision 4 (2017)).

APPROVED

- 30 Authorization to Ratify the Entering into an Agreement with Gabrielli Truck, Sales Ltd. ("Gabrielli")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$2,207,712.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the entering into this agreement with Gabrielli for the purchase and delivery of twelve (12) six (6) cubic yard rear loading refuse collection trucks, which commenced on May 16, 2023 and is continuing through May 15, 2024, utilizing the terms and conditions of the New York City Department of Citywide Administrative Services Contract No. 20228803503.

APPROVED

- 31 Award of a Requirement Contract for Rental, Delivery, Startup and Preventive Maintenance and Inspection of Mobile Boilers, Heat Exchangers and Mobile Oil Tanks

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$4,550,972.13
Projected Section 3 Hires/Labor Hours:	2,500 of 10,000 Hours

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

APPROVED

32 Authorization to Ratify the Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Bronx)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$6,576,675.49
Projected Section 3 Hires/Labor Hours:	16,442 of 65,767 Hours

Authorization is requested to ratify the award of this requirement contract to the sole responsive and responsible bidder, New York Boiler, Inc. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

33 Authorization to Ratify the Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Manhattan)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$7,593,289.92
Projected Section 3 Hires/Labor Hours:	18,984 of 75,933 Hours

Authorization is requested to ratify the award of this requirement contract to the sole responsive and responsible bidder, New York Boiler, Inc. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

34 Authorization to Ratify the Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Brooklyn)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$7,621,123.92
Projected Section 3 Hires/Labor Hours:	19,053 of 76,211 Hours

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, New York Boiler, Inc. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

35 Authorization to Ratify the Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Queens & Staten Island)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$3,064,818.04
Projected Section 3 Hires/Labor Hours:	7,662 of 30,648 Hours

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, New York Boiler, Inc. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

36 Authorization to Ratify the Award of an Emergency Requirement Contract for Removal of Vinyl Asbestos Tiles in Occupied and Unoccupied Apartments

Location:	Various (Brooklyn)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$2,706,929.72
Projected Section 3 Hires/Labor Hours:	Pending Submission

Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority’s bid documents. This emergency requirement contract also provides for one (1) one-year renewal option to be exercised at the Authority’s sole discretion.

APPROVED

37 Authorization to Ratify the Award of an Emergency Requirement Contract for Removal of Vinyl Asbestos Tiles in Occupied and Unoccupied Apartments

Location:	Various (Manhattan)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$3,027,293.68
Projected Section 3 Hires/Labor Hours:	Pending Submission

Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, New York Environmental Systems, Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority’s bid documents. This emergency requirement contract also provides for one (1) one-year renewal option to be exercised at the Authority’s sole discretion.

APPROVED

38 Authorization to Ratify the Award of an Emergency Requirement Contract for Removal of Vinyl Asbestos Tiles in Occupied and Unoccupied Apartments

Location:	Various (Bronx)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$2,502,097.48
Projected Section 3 Hires/Labor Hours:	Pending Submission

Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, New York Insulation, Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder was deemed ineligible to receive award of this emergency requirement contract, as bid documents limit award of no more than two (2) emergency requirement contracts of this service to any one (1) vendor, and the Authority seeks to award two (2) other emergency requirement contracts to the second lowest bidder. This emergency requirement contract also provides for one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

39 Authorization to Ratify the Award of an Emergency Requirement Contract for Removal of Vinyl Asbestos Tiles in Occupied and Unoccupied Apartments

Location:	Various (Queens & Staten Island)
Administering Department:	Healthy Homes
Funding Source:	Capital – Federal
Amount:	\$1,086,065.92
Projected Section 3 Hires/Labor Hours:	Pending Submission

Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, Alpha Environmental Services, Inc. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder was deemed ineligible to receive award of this emergency requirement contract, as bid documents limit award of no more than two (2) emergency requirement contracts of this service to any one (1) vendor, and the Authority seeks to award two (2) other emergency requirement contracts to the second lowest bidder. This emergency requirement contract also provides for one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 40 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2022435 Awarded to Athenica Environmental Services Inc. ("Athenica")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$838,953.00
Projected Section 3 Hires/Labor Hours:	599 of 2,395 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Athenica for lead-based paint risk assessment and re-evaluation services, 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-year renewal option term, which commenced on September 6, 2022 and is continuing through September 5, 2025.

APPROVED

- 41 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2022436 Awarded to Athenica Environmental Services Inc. ("Athenica")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$838,953.00
Projected Section 3 Hires/Labor Hours:	599 of 2,395 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Athenica for lead-based paint risk assessment and re-evaluation services, 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 one-year renewal option term, which commenced on February 1, 2023 and is continuing through January 31, 2024.

APPROVED

- 42 Authorization to Ratify a Contract Capacity Increase to Emergency Requirement Contract No. 2113839 Awarded to Airtek Environmental Corp. ("Airtek")

Location:	Various (Brooklyn)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – Federal
Amount:	\$1,036,834.16
Projected Section 3 Hires/Labor Hours:	2,375 of 9,500 Hours

Authorization is requested to ratify a contract capacity increase to this emergency requirement contract awarded to Airtek for asbestos investigations, project management and asbestos abatement project monitoring, authorized by Board Resolution 21-9/29-8 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-year renewal option term, which commenced on August 19, 2021 and is continuing through August 18, 2024.

APPROVED

- 43 Authorization to Ratify the Award of a Requirement Contract for Surveying, Testing, Repair and Alterations of Fire Alarm Systems

Location:	Various (Bronx)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$5,683,397.64
Projected Section 3 Hires/Labor Hours:	1,040 of 4,160 Hours

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Davis Technologies Group, LLC. The first lowest bidder was deemed non-responsive for failure to submit a properly completed Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder and the third lowest bidder were deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

44 Authorization to Ratify the Award of a Requirement Contract for Surveying, Testing, Repair and Alterations of Fire Alarm Systems

Location:	Various (Brooklyn)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$4,697,188.09
Projected Section 3 Hires/Labor Hours:	1,040 of 4,160 Hours

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Davis Technologies Group, LLC. The first lowest bidder was deemed non-responsive for failure to submit a properly completed Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

45 Authorization to Ratify the Award of a Requirement Contract for Surveying, Testing, Repair and Alterations of Fire Alarm Systems

Location:	Various (Manhattan)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$4,697,188.09
Projected Section 3 Hires/Labor Hours:	1,040 of 4,160 Hours

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Davis Technologies Group, LLC. The first lowest bidder was deemed non-responsive for failure to submit a properly completed Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

46 Authorization to Ratify the Award of a Requirement Contract for Surveying, Testing, Repair and Alterations of Fire Alarm Systems

Location:	Various (Queens & Staten Island)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$5,683,397.64
Projected Section 3 Hires/Labor Hours:	1,040 of 4,160 Hours

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Davis Technologies Group, LLC. The first lowest bidder was deemed non-responsive for failure to submit a properly completed Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

47 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2019567 Awarded to Richards Plumbing and Heating Co., Inc. ("Richards Plumbing")

Location:	Various (Citywide)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires/Labor Hours:	442 of 1,768 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Richards Plumbing for gas piping inspections, authorized by Board Resolution 20-12/30-15 for an initial four-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 four-year term, which commenced on January 20, 2021 and is continuing through January 19, 2025.

APPROVED

- 48 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2022293 Awarded to D.D.S. Mechanical Plumbing & Heating Corp. ("D.D.S.")

Location:	Various (Citywide)
Administering Department:	Management & Planning
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	500 of 2,000 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to D.D.S. for gas piping restoration, asbestos investigation, air monitoring and asbestos abatement, authorized by Board Resolution 21-2/24-5 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on April 19, 2023 and is continuing through April 18, 2024.

APPROVED

- 49 Authorization of a Contract Capacity Increase to Requirement Contract No. 2110748 Awarded to Hertz Electric Limited Liability Company ("Hertz")

Location:	Various (Manhattan)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,324,410.41
Projected Section 3 Hires/Labor Hours:	565 of 2,260 Hours

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Hertz for repair and/or replacement of exterior lighting fixtures, authorized by Board Resolution 21-9/29-10 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-year renewal option term, which commenced on November 4, 2021 and is continuing through November 3, 2024.

APPROVED

- 50 Authorization of a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Ruben's Group Inc ("Ruben's Group")

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$1,720,210.24
Projected Section 3 Hires/Labor Hours:	500 of 1,000 Hours

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Ruben's Group for bricklayer 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 during the remainder of the initial two-year term and the one-year renewal option term, which commenced on February 8, 2022 and is continuing through February 7, 2025.

APPROVED

- 51 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1922315 Awarded to Crescent Contracting Corporation ("Crescent")

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$647,307.26
Projected Section 3 Hires/Labor Hours:	1,040 of 4,160 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Crescent for plumbing repairs, which did not require initial Board authorization and as subsequently amended for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the second and third one-year renewal option terms, which commenced on October 10, 2022 and is continuing through October 9, 2024.

APPROVED

- 52 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 1922306 Awarded to Crescent Contracting Corporation ("Crescent")

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$507,413.81
Projected Section 3 Hires/Labor Hours:	1,040 of 4,160 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Crescent for plumbing repairs, which did not require initial Board authorization and as subsequently amended for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the second and third one-year renewal option terms, which commenced on October 10, 2022 and is continuing through October 9, 2024.

APPROVED

- 53 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2109339 Awarded to AMSJ Construction Corporation ("AMSJ")

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$1,059,623.00
Projected Section 3 Hires/Labor Hours:	575 of 2,300 Hours

Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to AMSJ for sewer rodding with water jetting, including closed-circuit television camera inspection, 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 July 25, 2022 and is continuing through July 24, 2024.

APPROVED

- 54 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2210913 Awarded to Max Builders, Inc. ("Max Builders")

Location:	Various (Citywide)
Administering Department:	Property Management - Manhattan
Funding Source:	Operating – Federal
Amount:	\$5,039,044.76
Projected Section 3 Hires/Labor Hours:	100 of 400 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Max Builders for grounds maintenance, which did not require initial Board authorization and as subsequently amended for an initial three-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the initial three-year term, which commenced on October 6, 2022 and is continuing through October 5, 2025.

APPROVED

- 55 Authorization to Ratify a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Greenlion Cleaning & Maintenance Inc. ("Greenlion")

Location:	Various (Manhattan)
Administering Department:	Property Management - Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,052,275.76
Projected Section 3 Hires/Labor Hours:	8,320 of 33,280 Hours

Authorization is requested to ratify a contract capacity increase to this emergency IDIQ agreement with Greenlion for janitorial and maintenance 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 during the remainder of the initial two-year term, which commenced on April 29, 2022 and is continuing through April 28, 2024.

APPROVED

- 56 Authorization to Ratify a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2208062 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$2,084,234.86
Projected Section 3 Hires/Labor Hours:	1,125 of 4,500 Hours

Authorization is requested to ratify a contract capacity increase to this emergency IDIQ contract awarded to Jemco for installation of bathtub wall surrounds and ancillary 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, which commenced on July 25, 2022 and is continuing through July 24, 2024.

APPROVED

- 57 Authorization to Ratify a Contract Capacity Increase to Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2208063 Awarded to Jemco Electrical Contractors, Inc. ("Jemco")

Location:	Various (Manhattan)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,707,834.15
Projected Section 3 Hires/Labor Hours:	1,125 of 4,500 Hours

Authorization is requested to ratify a contract capacity increase to this emergency IDIQ contract awarded to Jemco for installation of bathtub wall surrounds and ancillary 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, which commenced on July 25, 2022 and is continuing through July 24, 2024.

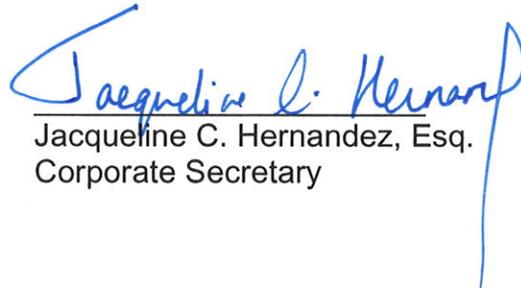
APPROVED

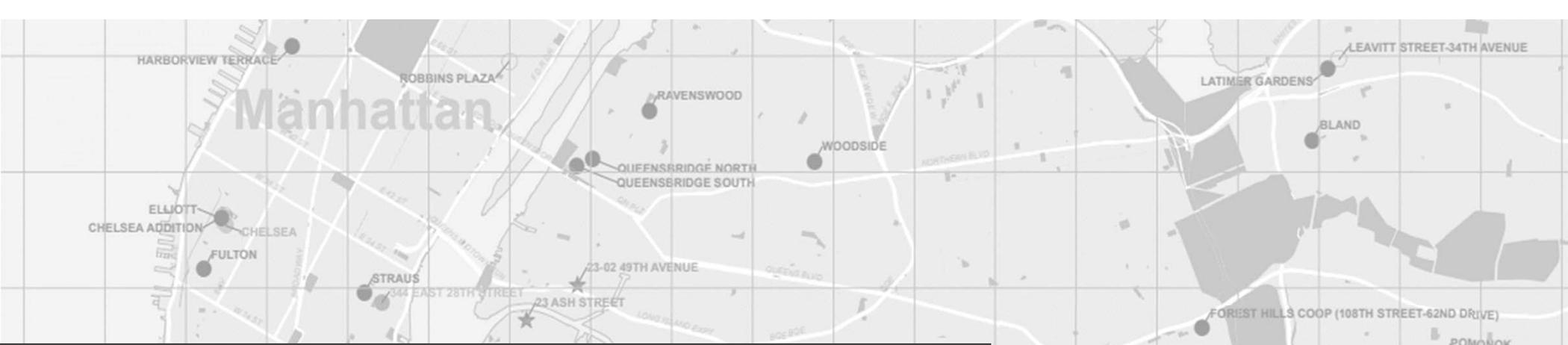
- 58 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2022342 Awarded to D.D.S. Mechanical Plumbing & Heating Corp. ("D.D.S.")

Location:	Various (Citywide)
Administering Department:	Management & Planning
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	500 of 2,000 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to D.D.S. for gas piping restoration, asbestos investigation, air monitoring and asbestos abatement, authorized by Board Resolution 21-2/24-7 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on April 19, 2023 and is continuing through April 18, 2024.

APPROVED


Jacqueline C. Hernandez, Esq.
Corporate Secretary



**NYCHA Board Meeting
September 28, 2023**

Voting Process and Finance Updates

Andrew Kaplan, Chief of Staff to the CEO
Georgiana Okoroji, SVP for Financial Planning & Analysis



**NEW YORK CITY
HOUSING
AUTHORITY**



Agenda

1. Voting process update
2. Finance

Voting Process Update



Agenda



Finance Update

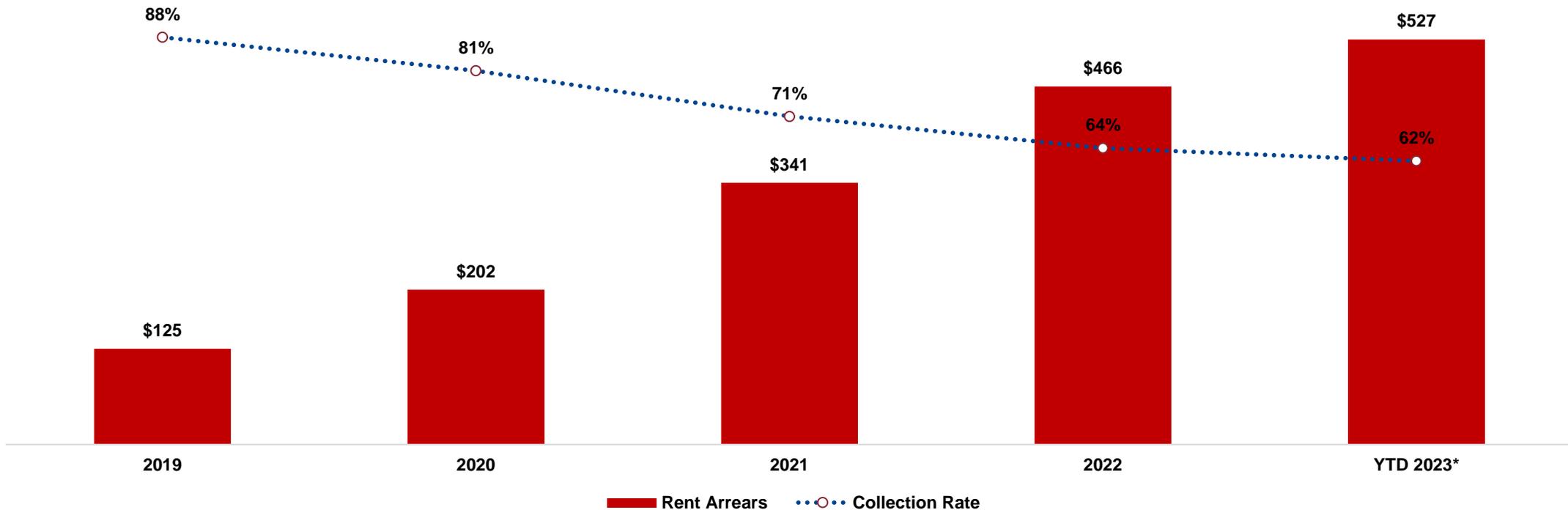
- a. Rent Arrears**
- b. Operating Reserves**

Tenant Rent Arrears

- Tenant rent comprises one-third of NYCHA's annual operating budget.
- Cumulative rent collection has declined from 88% in 2019 to 62% in August 2023.
- NYCHA is only collecting 62% of the rent charged over a 12-month period. HUD expects PHAs to collect 100% of the rent charged.
- Tenant arrears total \$527 million across 70 thousand households as of August 31 , 2023– a \$402 million increase from 2019.

\$ in Millions

Cumulative Tenant Rent Arrears



*Cumulative Rent Collection rate is the total rent charged by total rent collected over a twelve-month period. The 2023 rate is as of August 2023, and subject to change.

Operating Reserves

- In the absence of sufficient rental revenue and escalating costs related to the HUD/SDNY Agreement, NYCHA has relied heavily on operating reserves to improve services and meet the demands of the Agreement.
- The 2022 and 2023 operating budgets included a \$100 million and a \$65 million draw from reserves, respectively.
- At 2022 year-end, we projected less than one month of reserves remaining. HUD recommends three to four months for PHAs of our size.

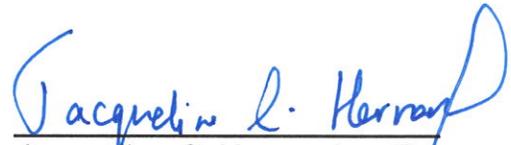


*Reserve figures exclude \$100 million (net) of programmatic or committed funds that cannot be used to cover Public Housing Operating costs (e.g., CDBG-DR, LLC 1 and LLC 2 reserves, Emergency Housing Choice Voucher reserves, etc.). 2022 reserve is as of October 2022 and is subject to change.

THREE-THOUSAND ONE HUNDRED AND EIGHTY-EIGHTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:14 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary