

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND TENTH MEETING

Minutes of Board Meeting

Wednesday, January 25, 2017

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

Present: Shola Olatoye, Chair
Jacqueline Arroyo, Member
Derrick D. Cephas, Member
Zaire Z. Dinzey-Flores, Member
Victor A. Gonzalez, Member
Nnenna Lynch, Member
Jacqueline Young, Member
Michael P. Kelly, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, January 25, 2017

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, December 21, 2016

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, January 25, 2017

1 Authorization to Enter into an Agreement with New York State Industries for the Disabled, Inc.

Location:	Non-Development
Administering Department:	Real Estate Services
Funding Source:	Operating – Federal
Amount:	\$3,357,673.19
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with New York State Industries for the Disabled, Inc. for janitorial, cleaning, pest control services and incidentals at the Authority's Long Island City facility, commencing on March 27, 2017 and continuing through March 26, 2022, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Real Estate and continuing for five (5) years thereafter, for the not-to-exceed amount, pursuant to the provisions of the NYS Finance Law Section 162, Preferred Sources.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Enter into 5 Agreements with 5 Firms for Landscape Architectural and Engineering Professional Services

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$4,000,000.00
Projected Section 3 Hires:	To Be Determined Per Task Order

Authorization is requested to enter into five (5) Indefinite Delivery, Indefinite Quantity Agreements with five (5) firms, for landscape architectural and engineering professional services, commencing on March 1, 2017 and continuing through February 28, 2022, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

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

Location:	Two Bridges URA (Site 7)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$15,280,000.00
Projected Section 3 Hires:	6

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

APPROVED

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

Location:	Gowanus
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$40,304,000.00
Projected Section 3 Hires:	6

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Adam's European Contracting Inc.

APPROVED

5 Award of a Contract for Cellar Abatement and Restoration

Location:	Justice Sonia Sotomayor
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$6,996,315.81
Projected Section 3 Hires:	12

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Corbex Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to include a bid factor as part of its bid proposal.

APPROVED

6 Award of a Contract for Community Center Renovation

Location:	Astoria
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – City
Amount:	\$1,198,673.00
Projected Section 3 Hires:	6

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

APPROVED

7 Award of a Requirement Contract for Fire Escape Restoration at Site Specific Developments

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Operating & Capital – Federal, City, Mixed Finance & Other
Amount:	\$19,984,100.36
Projected Section 3 Hires:	10

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, M.S.T. General Contracting Restoration, Inc., for the not-to-exceed amount.

APPROVED

8 Award of a Requirement Contract for Replacement of Roof Water Tanks

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, Mixed Finance & Other
Amount:	\$21,826,959.04
Projected Section 3 Hires:	5

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, American Pipe & Tank Lining Co. Inc., for the not-to-exceed amount.

APPROVED

9 Award of a Job Order Contract for Electrical Work

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, City, Mixed Finance & Other
Amount:	\$15,000,000.00
Projected Section 3 Hires:	To Be Determined Per Task Order

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Palace Electrical Contractors Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

10 Award of a Job Order Contract for Electrical Work

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, City, Mixed Finance & Other
Amount:	\$15,000,000.00
Projected Section 3 Hires:	To Be Determined Per Task Order

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, EIA Electric, Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

11 Award of a Job Order Contract for Plumbing

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, City, Mixed Finance & Other
Amount:	\$10,000,000.00
Projected Section 3 Hires:	To Be Determined Per Task Order

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Ajit One Mechanical & General Contracting, Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

12 Award of a Job Order Contract for Plumbing

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, City, Mixed Finance & Other
Amount:	\$10,000,000.00
Projected Section 3 Hires:	To Be Determined Per Task Order

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Ajit One Mechanical & General Contracting, Inc., for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

13 Rejection of Sole Bid for a Job Order Contract for Plumbing

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Rejection of the sole bid is recommended in the best interest of the Authority. This job order contract will be re-bid.

APPROVED

14 Ratification of an Amendment to the Agreement with United Claims Service, Inc.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$150,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the amendment to the agreement with United Claims Service, Inc. for investigation, adjustment and trial preparation services on personal injury and property damage claims brought against the Authority, authorized by Board Resolution 12-1/4-10 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 for the second one-year renewal option, which commenced on January 26, 2016 and is continuing through January 25, 2017.

APPROVED

15 Authorization to Enter into an Agreement with Cardinal Claim Service, Inc.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$2,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Cardinal Claim Service, Inc. for investigation and adjustment services on personal injury and property damage claims brought against the Authority, commencing on January 26, 2017 and continuing through January 25, 2020, or commencing on such other date as may be determined by the General Manager or the General Counsel and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

16 Authorization to Enter into an Agreement with Island Claims Services, Inc.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$1,400,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Island Claims Services, Inc. for investigation and adjustment services on personal injury and property damage claims brought against the Authority, commencing on January 26, 2017 and continuing through January 25, 2020, or commencing on such other date as may be determined by the General Manager or the General Counsel and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

17 Authorization to Enter into an Agreement with The Hallahan Group Inc.

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self-Insurance Fund
Amount:	\$1,400,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with The Hallahan Group Inc. for investigation and adjustment services on personal injury and property damage claims brought against the Authority, commencing on January 26, 2017 and continuing through January 25, 2020, or commencing on such other date as may be determined by the General Manager or the General Counsel and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

18 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Asbestos Abatement Air Monitoring Sampling

Location:	Various (Citywide)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$310,934.13
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with Genesis Environmental Consultants Inc. for asbestos abatement air monitoring sampling, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial two-year term with one (1) one-year renewal option, in order to fund the continued provision of services during the remainder of the one-year renewal option, which commenced on December 2, 2016 and is continuing through December 1, 2017.

APPROVED

19 Ratification of a Change Order to Emergency Contract No. 1626156 Awarded to American Pipe & Tank Lining Co. Inc.

Location:	Tompkins
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$79,260.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to this emergency contract awarded to American Pipe & Tank Lining Co. Inc. for replacement of roof gravity tank numbers 1 and 2, which did not require initial Board approval for an initial six-month term, to increase the not-to-exceed amount, in order to fund the continued provision of services for the increased capacity during the initial six-month term, which commenced on September 23, 2016 and is continuing through March 22, 2017.

APPROVED

20 Rejection of All Bids for a Requirement Contract for Inspection and Testing of Fire Standpipe and Sprinkler Systems

Location:	Various (Manhattan North)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

APPROVED

21 Rejection of All Bids for a Requirement Contract for Inspection and Testing of Fire Standpipe and Sprinkler Systems

Location:	Various (Manhattan South)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

APPROVED

22 Rejection of All Bids for a Requirement Contract for Inspection and Testing of Fire Standpipe and Sprinkler Systems

Location:	Various (Queens & Staten Island)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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

APPROVED

23 Authorization to (i) Rescind Board Resolution 16-7/27-12; and (ii) Reject all Bids for Award of a Requirement Contract for Various Types of Smoke Detectors

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) rescind Board Resolution 16-7/27-12, which authorized award of this requirement contract to the lowest responsive and responsible bidder, Home Depot U.S.A., Inc. for not conforming to the Authority's terms and conditions; and (ii) reject all bids in the best interest of the Authority because 120 days have elapsed from the bid opening date.

APPROVED

24 Award of a Requirement Contract for Various Types of Smoke Alarms and Detectors

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,422,782.80
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, DJ Direct Group Inc., for the not-to-exceed amount.

APPROVED

25 Award of a Requirement Contract for Bulk Garbage Carting Services

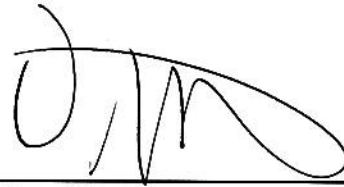
Location:	Various (Manhattan North)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,752,120.00
Projected Section 3 Hires:	1

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

APPROVED

- 26 Board Member Dinzey-Flores moved that the Members be authorized to meet in Executive Session today to discuss the litigation matter of New York City Housing Authority v. Federal Insurance Company et al. (Great American Insurance Company of New York, Maiden Specialty Insurance Company and Bedivere Insurance Company F/K/A OneBeacon Insurance Company F/K/A Traders & General Insurance Company).

APPROVED

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

Vilma Huertas
Corporate Secretary



NYCHA Board Calendar Meeting

Chair's Report

January 25, 2017



Overview

- ❑ New Leadership

- ❑ NextGeneration NYCHA Progress
 - Re(Build), Expand and Preserve

- ❑ Updates
 - Section 8 Program Gets an “A”
 - KaBOOM! Partnership
 - Family Re-Entry Program

NextGeneration NYCHA Strategies

Fund

- 1) Secure relief from PILOT
- 2) Improve collection of resident rent and fees
- 3) Lease ground floor spaces
- 4) Reduce central office costs

Operate

- 5) Transform to digital organization
- 6) Localize property management
- 7) Pursue comprehensive sustainability agenda
- 8) Increase safety and security

(Re)Build

- 9) Refine capital planning strategy
- 10) Provide land to support creation of affordable housing units
- 11) Use HUD programs to preserve units
- 12) Adopt design excellence practices

Engage Residents

- 13) Transform from direct service provision to a partnership model
- 14) Leverage philanthropic dollars through a 501(c)(3)
- 15) Connect residents to quality employment

Welcome to Our New Board Members, Jacqueline Arroyo and Jacqueline Young!

Jacqueline Arroyo

Louis Armstrong Houses

A long-time civil servant with a passion for education who has worked at schools throughout the City - currently working at NYC's Department of Education.

Jacqueline Young

Lenox Road Houses

A community worker with a career serving homeless and low-income individuals. Currently working at Comunilife, a community-based health and housing service provider.

New Leadership

Federal

Dr. Benjamin Carson

Awaiting Confirmation as HUD Secretary



State

Assembly Member Steven Cymbrowitz

Chair of Housing Committee

NextGeneration NYCHA Progress



(Re)Build, Expand, and Preserve

RAD/PACT Announcement

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DJIA ▲ 19829.84 0.49% S&P 500 ▲ 2274.94 0.50% Nasdaq ▲ 5567.80 0.50% U.S. 10 Yr ▼ -6/32 Yield 2.497% Crude Oil ▲ 52.59 2.37% Euro ▲ 1.0675 0.09%

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U.S. | NEW YORK

NY Housing Authority Seeks Private Investors for Brooklyn, Bronx Buildings

Private developers expected to help upgrade 1,700 units needing about \$350 million in repairs

By **LAURA KUSISTO**
Jan. 18, 2017 12:00 a.m. ET

New York City's public housing authority is tapping private investors to shore up decaying buildings.

Most Popular Videos

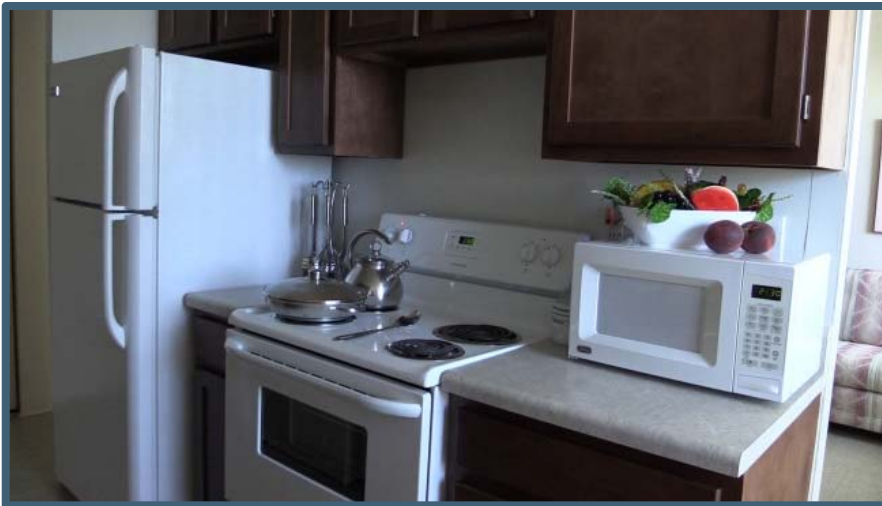
1. Perry and Franken Home/Saturday

HUD program approved for **1,700 units to participate**. Residents will see their buildings transformed and fully rehabbed with over **\$300 million being reinvested**. Resident protections in line with those of public housing residents, including **permanent affordability**.



NYCHA's PACT Plan Modernized Developments

Photos of similar Section 8 program at Bronxchester



PACT Developments Announced

Betances II, 13	Betances V (excludes 48 Choice units)	Franklin Avenue I Conventional
Betances II, 18	Betances VI (excludes 106 Choice units)	Franklin Avenue II Conventional
Betances II, 9A	Bushwick II (Groups A & C)	Franklin Avenue III Conventional
Betances III, 13	Bushwick II CDA (Group E)	Highbridge Rehabs (Anderson Avenue)
Betances III, 18	Palmetto Gardens	Highbridge Rehabs (Nelson Avenue)
Betances III, 9A	Twin Parks West	



Twin Parks West



Betances III, 18

(Re)Build, Expand, and Preserve

Mayor de Blasio Invests \$1 Billion in NYCHA Roofs



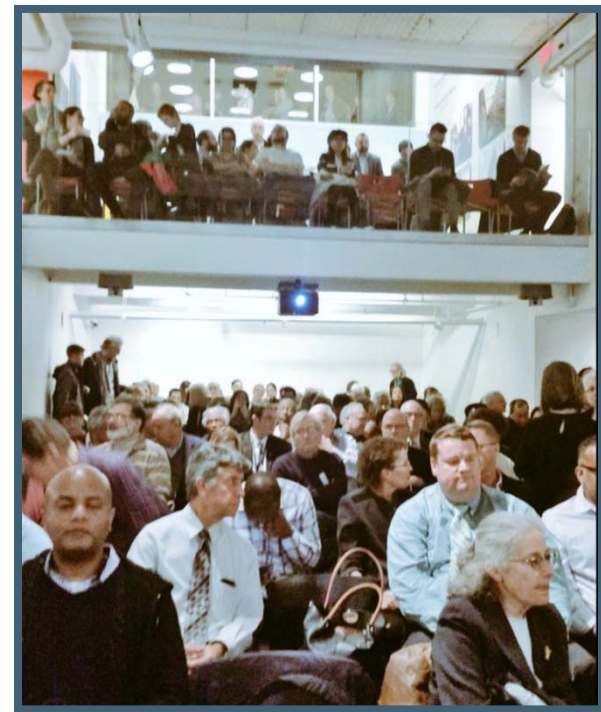
- **\$1 billion** invested in NYCHA roofs over the next 10 years
- ***NYCHA anticipates the new roofs will:***
 - Preserve physical structures by safeguarding them from incoming moisture
 - Address mold in NYCHA buildings, protecting residents and improving their quality of life
 - Reduce operating expenses by making buildings more efficient
- Over **700 buildings** and more than **120,000 NYCHA residents** will reap the benefits of this investment.

(Re)Build, Expand, and Preserve

NYCHA Releases Design Guidelines for Public Housing



Jae Shin, NYCHA's Enterprise Rose Architect Fellow, presents on NYCHA's new design guidelines along with a panel of industry experts.

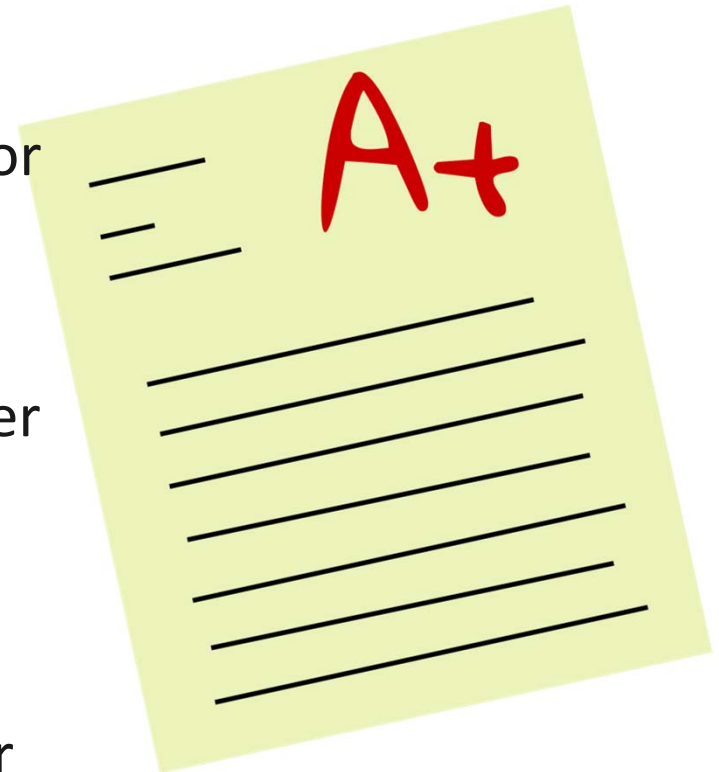


Updates



NYCHA Gets an “A” for Section 8 Performance

- ❑ NYCHA received **highest designation** from HUD for **outstanding administration of Section 8 Program** for 2015
- ❑ **Score of 93%** was awarded for customer service for Section 8 residents and landlords in 2015
- ❑ Section 8 serves **85,000 households**, or **203,000 residents**



Family Re-Entry Program



“I wouldn’t have been able to pursue a career in construction management if I didn’t have a place to call home and build a foundation when I was released. I’m grateful for the opportunity to turn the page and start a new life story.”

*—Darnell Smith, Family Re-Entry Pilot Program participant
Resident of St. Nicholas Houses*

Darnell is 1 of 85 residents to re-enter NYCHA as part of the Family Re-Entry Program. None have committed any crimes since completing the program.

KaBOOM! Partnership



Residents of Red Hook Houses team up with KaBOOM! experts to dream up great ideas for a new playground.

“Thanks to this partnership with KaBOOM! NYCHA families will not only have a direct role in designing their playgrounds, but they will have the tools to explore their imagination and that is guaranteed to have a positive impact on our future.”

– NYCHA Resident Board Member Victor Gonzalez



NYCHA Board Calendar Meeting

General Manager's Report

January 25, 2017



Agenda

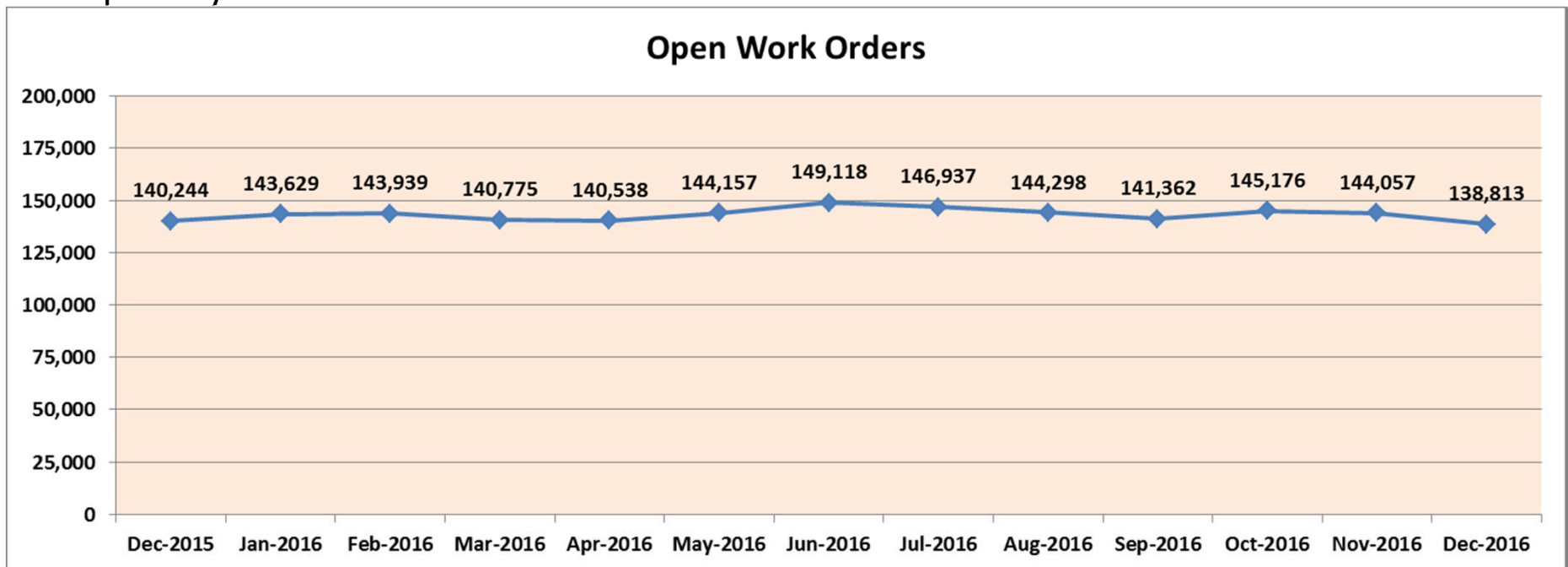
- ❑ NYCHA Key Performance Indicator (KPI) Report

Key Performance Indicator (KPI) Report

- ❑ The Key Performance Indicator (KPI) report tracks NYCHA's performance in three main areas:
 - Work Orders (Emergencies, Maintenance and Skilled Trades)
 - Vacancies (Apartment Turnaround Time)
 - Customer Satisfaction (Residents satisfied with repairs)

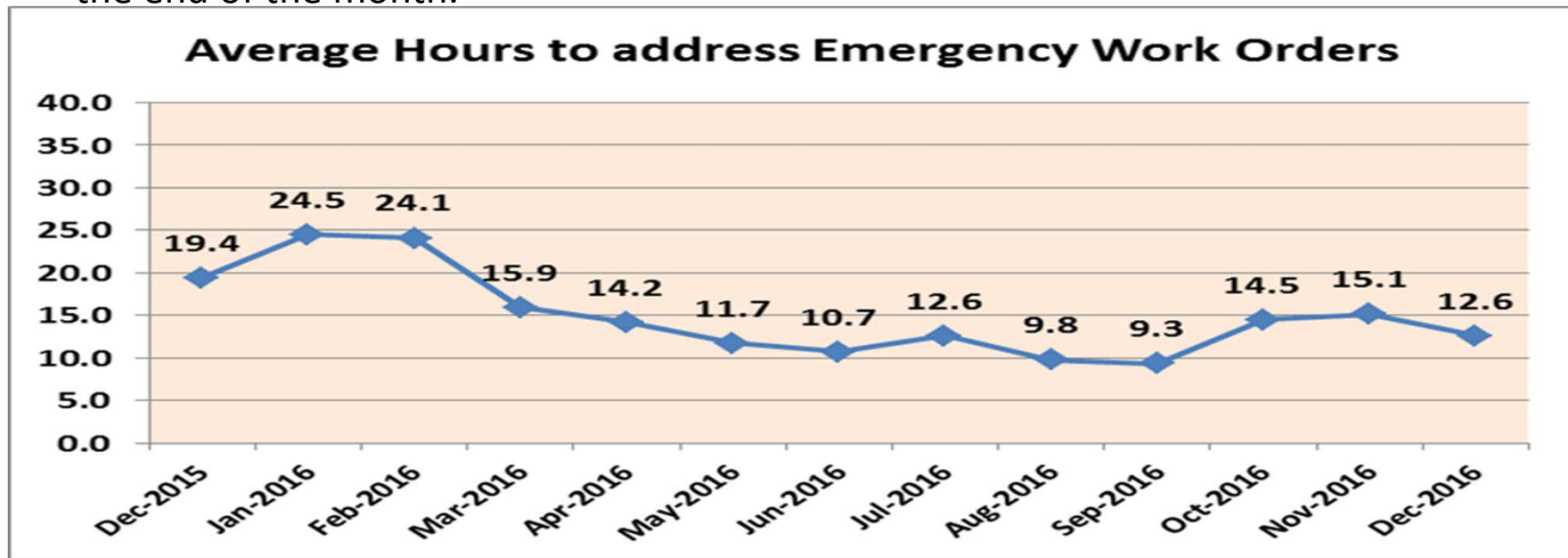
Work Orders Overview

- ❑ As of year-end 2016, there were 138,813 open work orders which was lower than the previous month (144,057) and December 2015 (140,244).
- ❑ In the past 12 months, we created 2.8 million work orders or 232,515 per month; 53,364 per week; 7,623 per day.
- ❑ NYCHA closed 2.5 million work orders or 208,286 per month; 47,803 per week; 6,829 per day.



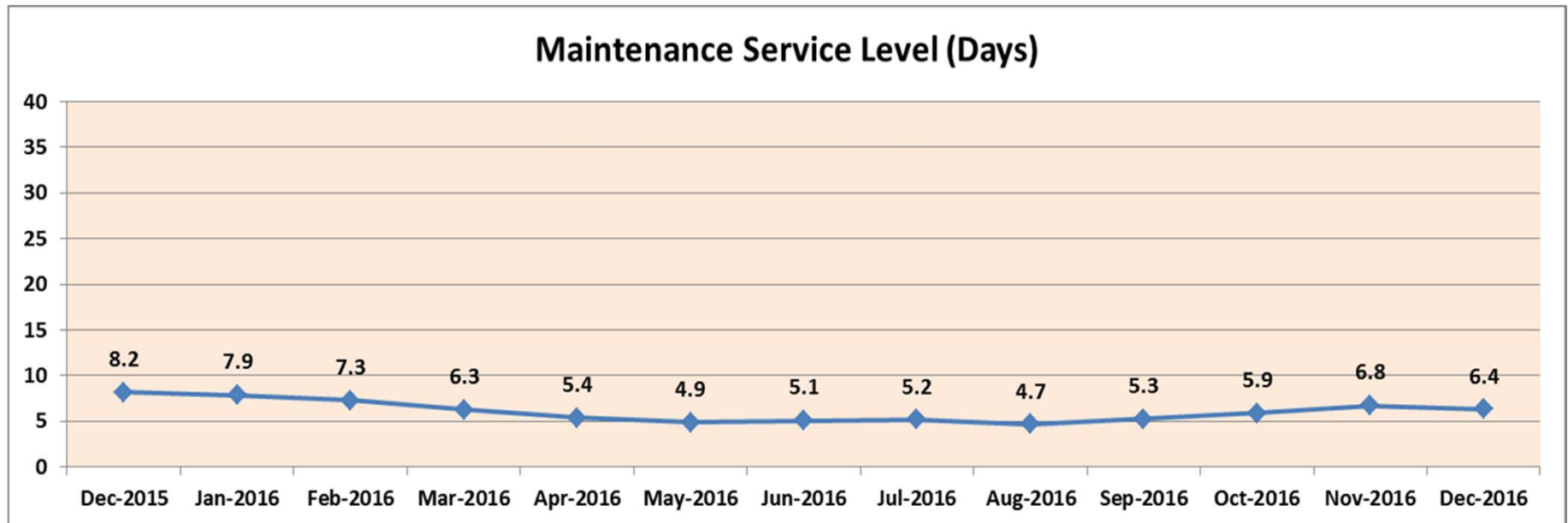
Emergency Work Orders

- ❑ Emergency work orders are high priority items such as heat and hot water, gas, elevator outages, etc. NYCHA has a target of 24 hours to respond to these conditions.
- ❑ In December 2016, the average time to resolve emergencies was 12.6 hours, lower than last year and within the 24 hour target.
- ❑ A total of 52,588 work orders were created; 50,629 were closed with 21,949 (88%) done within 24 hours; 3,059 took over 24 hours; 890 were cancelled, and 1,400 were open at the end of the month.



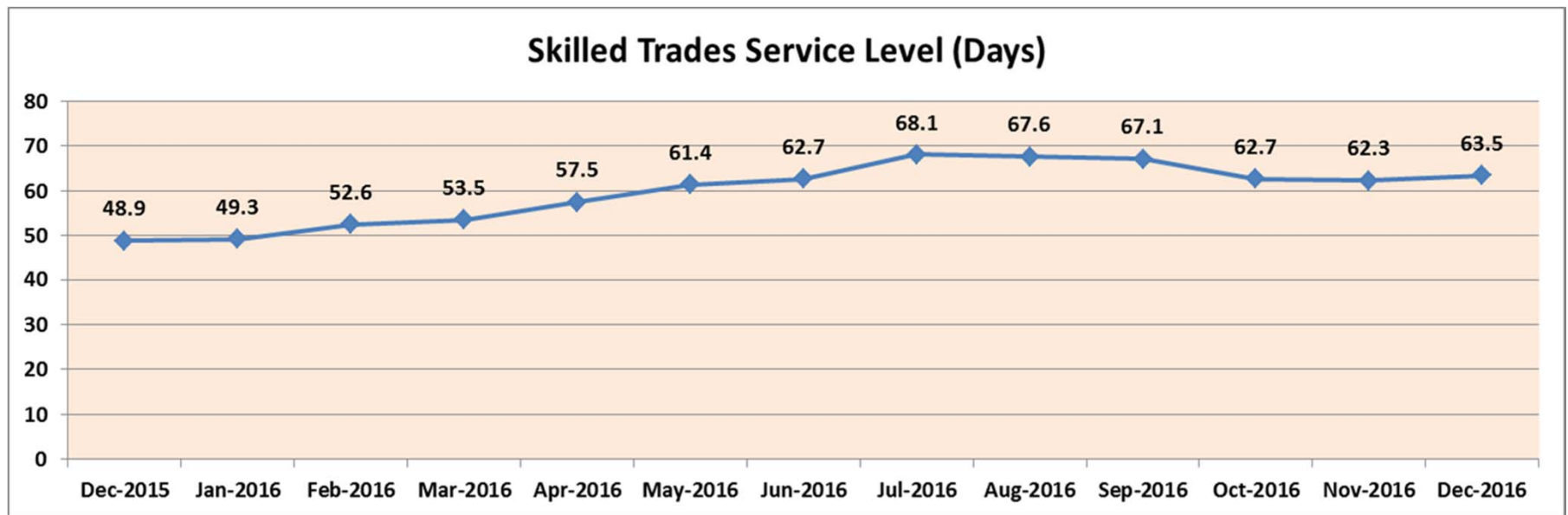
Maintenance Work Orders

- ❑ The Maintenance Service Level measures the Authority's performance in addressing simple repairs. We have set a target of 7 days.
- ❑ In December 2016, the service level was 6.4 days, showing a decrease from the previous month (6.8 days) and a reduction of 22% from December 2015 (8.2 days).



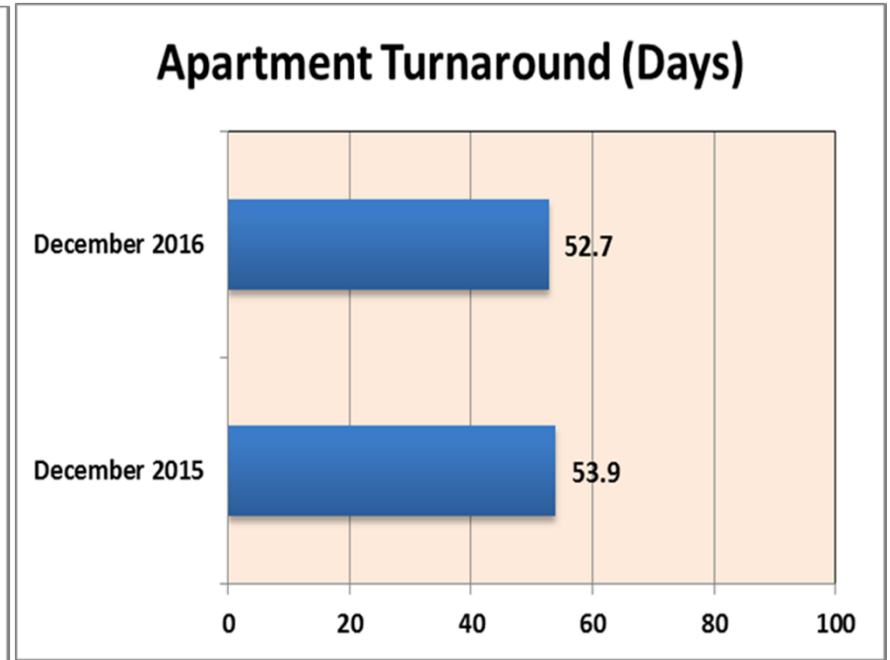
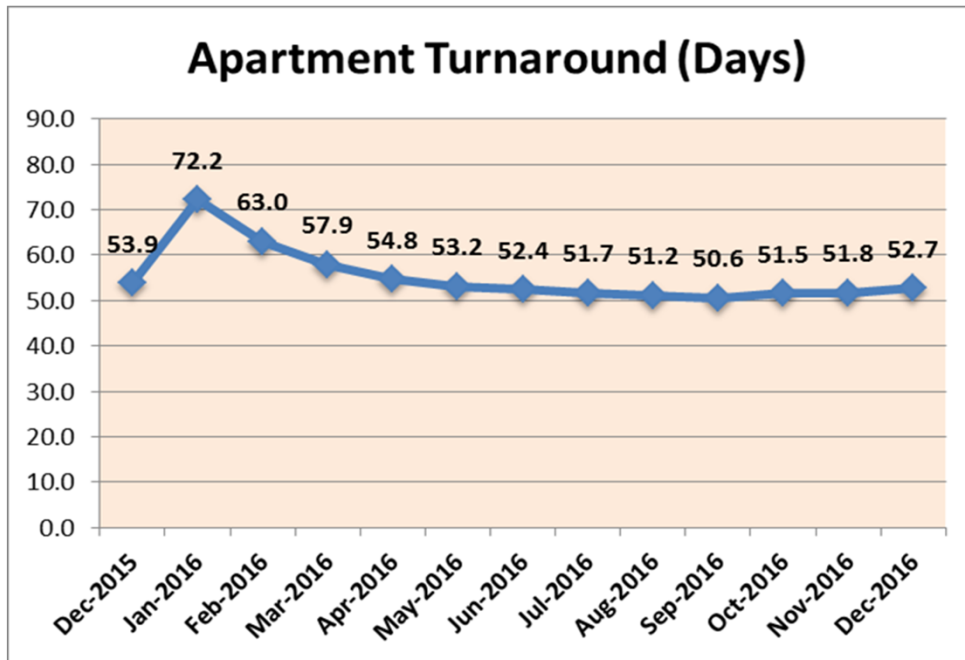
Skilled Trades Work Orders

- ❑ The Skilled Trades Service Level measures the Authority's performance in addressing more complex repairs such as carpentry, painting and plastering.
- ❑ The service level in December was 63.5 days, slightly higher than the previous month.



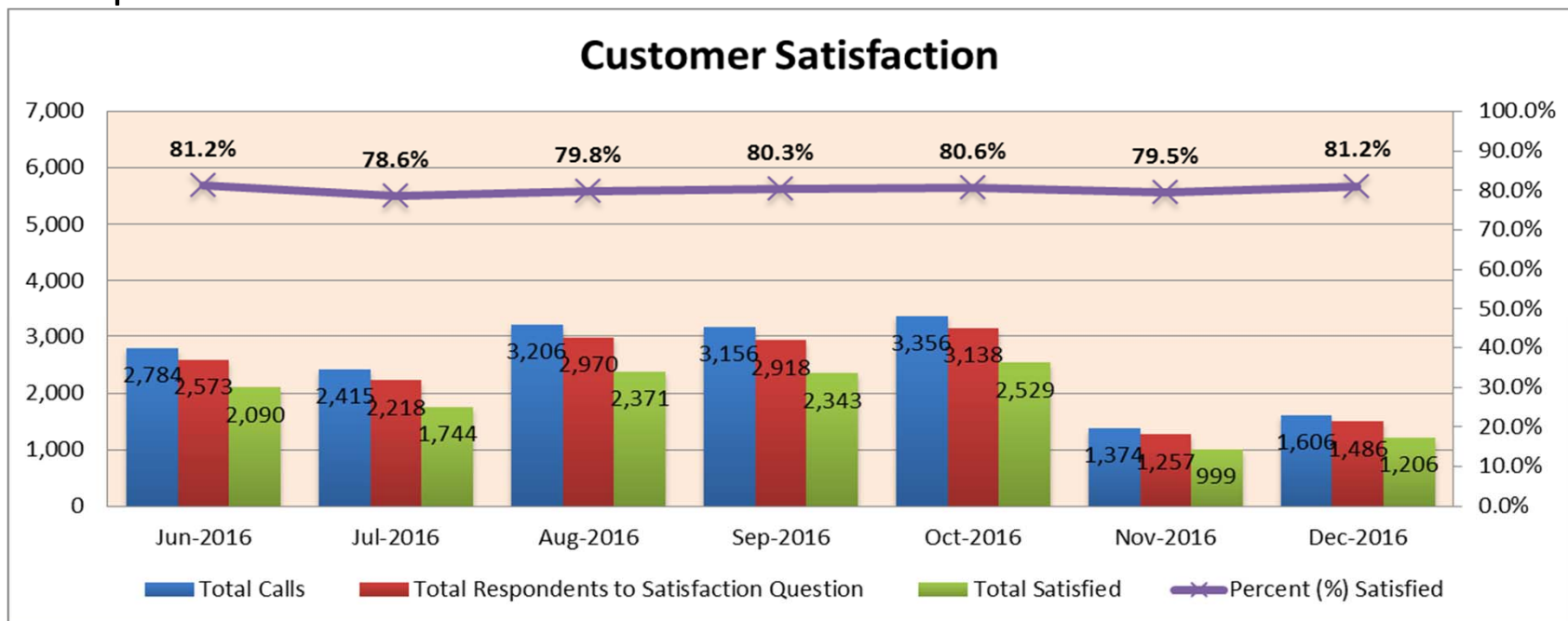
Apartment Turnaround Time

- ❑ The Apartment Turnaround measures the average days to re-occupy a NYCHA apartment after it has been vacated. The target is 30 days.
- ❑ The year to date turnaround for December 2016 was 52.7 days, a reduction of 4% compared to 53.9 days for December 2015.



Customer Satisfaction

- ❑ The Customer Satisfaction measures the percentage of residents satisfied with the overall experience with their repair. This information is obtained from the results of the monthly robocalls conducted by the CCC for closed work orders.
- ❑ In December 2016, 81.2% residents reported being satisfied with their repair.



THREE-THOUSAND ONE HUNDRED AND TENTH MEETING

Wednesday, January 25, 2017

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:29 A.M.

A handwritten signature in black ink, appearing to read 'VH', written over a horizontal line.

Vilma Huertas
Corporate Secretary