

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND THIRTY-FOURTH MEETING

Minutes of Board Meeting

Wednesday, January 30, 2019

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

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

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, January 30, 2019

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, December 19, 2018

APPROVED

II. Chair's Remarks

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, January 30, 2019

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

Location:	Metro North Plaza
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$37,875,000.00
Projected Section 3 Hires:	9

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Navillus Tile, Inc./DBA Navillus Contracting. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit required signed Subcontractors' Letters of Assent, as outlined in the Authority's bid documents.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Boston Road Plaza
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Operating & Capital – Federal
Amount:	\$1,029,196.00
Projected Section 3 Hires:	1

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

APPROVED

3 Award of a Contract for Gas Piping Replacement

Location:	Jackson
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – Federal
Amount:	\$3,532,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc.

APPROVED

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

Location:	New Lane Area
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,850,000.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Navillus Tile, Inc./DBA Navillus Contracting.

APPROVED

- 5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Replacement of Underground Piping

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$10,671,550.00
Projected Section 3 Hires:	1

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, JCC Construction Corp. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 6 Authorization to Enter into Two (2) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Two (2) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Project Management
Funding Source:	Capital – Federal, City & Mixed Finance
Amount:	\$200,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into two (2) IDIQ agreements with two (2) firms for program management services, commencing on April 1, 2019 and continuing through March 31, 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 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

- 7 Authorization to Enter into Nine (9) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Nine (9) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, State, City & Mixed Finance
Amount:	\$50,000,000.00
Projected Section 3 Hires:	TBD Per Task Order

Authorization is requested to enter into nine (9) IDIQ agreements with nine (9) firms for special inspections and related services, commencing on April 30, 2019 and continuing through April 29, 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 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

- 8 Authorization of a Change Order to Requirement Contract No. HE1323147 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$527,221.20
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Kordun Construction Corp. for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-18 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 relocation of two (2) temporary natural gas boilers at Carey Gardens during the remainder of the extended 1415-day term, which commenced on July 16, 2018 and is continuing through May 31, 2022.

APPROVED

- 9 Authorization to Ratify a Change Order to Contract No. GR1429262 Awarded to Delric Construction Co., Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Rangel
Administering Department:	Capital Projects Division – Recovery and Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,038,181.82
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Delric Construction Co., Inc. for restoration, authorized by Board Resolution 16-9/28-26 and as subsequently amended for an initial 425-day term, to increase the amount, in order to fund the demolition and replacement of switchgear and associated electrical panels in Building Nos. 6 and 7 during the 217-day term within the remainder of the extended 365-day term and the extended 270-day term, which commenced on November 26, 2018 and is continuing through June 30, 2019.

APPROVED

- 10 Authorization to Amend the Agreement with Konica Minolta Business Solutions U.S.A., Inc.

Location:	Non-Development
Administering Department:	General Services
Funding Source:	Operating – Federal
Amount:	\$380,943.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this agreement with Konica Minolta Business Solutions U.S.A., Inc. for high volume digital printing machine maintenance, which did not require initial Board approval for an initial 42-months term with an 18-months renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the 18-months renewal option term, commencing on March 28, 2019 and continuing through September 27, 2020, pursuant to the terms and conditions of the New York State Office of General Services, Contract Number PT66607 (Award Number 22661, Group Number 75525).

APPROVED

- 11 Award of a Requirement Contract for the Purchase and Delivery of Elevator Parts

Location:	Various (Citywide)
Administering Department:	Operations – Elevators
Funding Source:	Operating – Federal
Amount:	\$887,151.12
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Elevator Technology Corp., for the not-to-exceed amount. This requirement contract has no renewal options.

APPROVED

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

Location:	Various (Bronx)
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$2,338,573.05
Projected Section 3 Hires:	2

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

APPROVED

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

Location:	Wald
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$1,073,713.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New Aps Management Corp., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit required bid documents. The second lowest bidder was deemed non-responsive for failure to provide proof it participates in a NYS Department of Labor registered paint apprenticeship program. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

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

Location:	Grant
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,210,029.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Moonlite Painting Co, Inc., for the not-to-exceed amount. The first lowest bidder, was deemed non-responsive for failure to submit required bid documents. The second lowest bidder, and the fourth lowest bidder, were deemed non-responsive for the submission of such an unrealistically low estimated cost for labor with their respective bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily and pay prevailing wage. The third lowest bidder, was deemed non-responsive for failure to provide proof that it participates in a NYS Department of Labor registered paint apprenticeship program. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires:	2

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Satgur Construction, Inc., for the not-to-exceed amount. The first lowest bidder, was deemed non-responsive for failure to submit the required bid bonds. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 16 Authorization of a Change Order to Requirement Contract No.1626965 Awarded to Richards Plumbing and Heating Co., Inc.

Location:	Various (Brooklyn)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,238,233.30
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to Richards Plumbing and Heating Co., Inc. for inspection and testing of fire standpipe and sprinkler systems, authorized by Board Resolution 16-11/23-6 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 March 3, 2017 and is continuing through March 2, 2020.

APPROVED

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

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

Authorization is requested to approve a change order to this requirement contract awarded to RJ Bruno Inc. for labor only plumbing services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services for labor and materials, during the remainder of the one-year renewal option term, which commenced on May 19, 2018 and is continuing through May 18, 2019.

APPROVED

- 18 Authorization of a Change Order to Requirement Contract No.1605529 Awarded to V.C. Vitanza Sons Inc.

Location:	Various (Bronx)
Administering Department:	Operations – Heating Management and Services
Funding Source:	Operating – Federal
Amount:	\$1,800,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to approve a change order to this requirement contract awarded to V.C. Vitanza Sons Inc. for labor only plumbing services, which did not require initial Board approval and as subsequently amended for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services for labor and materials during the remainder of the one-year renewal option term, which commenced on May 18, 2018 and is continuing through May 17, 2019.

APPROVED

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

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

Authorization is requested to approve a change order to this Job Order Contract awarded to Pen Enterprises Inc. for general mechanical construction and trade renovation work, which did not require initial Board authorization for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option term, which commenced on October 27, 2018 and is continuing through October 26, 2019.

APPROVED

- 20 Authorization to Amend (i) Board Resolution 16-9/28-38 and (ii) the Requirement Contract with Metalline Fire Door Co., Inc.

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

Authorization is requested to amend (i) Board Resolution 16-9/28-38, which authorized the award of this requirement contract to Metalline Fire Door Co., Inc. ("Metalline") for various types of kalamein doors, by changing the erroneously stated (a) RFQ No. from 62710 to 63710; and, (b) term from three years with a one (1) one-year renewal option to three years with no renewal option, to accurately reflect the RFQ No. and term as they appear on the executed requirement contract; and, (ii) this requirement contract with Metalline, authorized by Board Resolution 16-9/28-38 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 services during the remainder of the initial three-year term, which commenced on September 1, 2016 and is continuing through August 31, 2019.

APPROVED

- 21 Rejection of Sole Bid for a Contract for Repair, Replacement and Relocation of Fire Standpipe and Sprinkler Systems

Location:	Various (Queens & Staten Island)
Administering Department:	Operations – Technical Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

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

APPROVED

22 Authorization to Enter into an Agreement with Motorola Solutions, Inc.

Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating & Capital – Federal
Amount:	\$3,507,915.00
Projected Section 3 Hires:	0

Authorization is requested to enter into this agreement with Motorola Solutions, Inc. to procure, implement and support the State of Good Repair of the Authority's Tier 1 and Tier 2 Radio Systems, commencing on February 1, 2019 and continuing through January 31, 2024, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President and Chief Information Officer, and continuing for five (5) years thereafter, in the not-to-exceed amount, pursuant to the terms and conditions of the New York City Department of Information Technology and Telecommunications Master Services Agreement Contract Number MMA1-858-20176200451. There are no renewal options.

APPROVED

23 Authorization to Amend the Agreement with Lexmark International, Inc.

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$2,300,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this agreement with Lexmark International, Inc. for printer parts, printer maintenance services, and extended warranties, which did not require initial Board approval for an initial one-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 two (2) one-year renewal option terms, commencing on March 15, 2019 and continuing through March 14, 2021, pursuant to the terms and conditions of the New York State Office of General Services Contract Number PT66609 (Award Number 22661, Group Number 75525).

APPROVED

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

Authorization is requested to amend Board Resolution 18-5/30-22, which authorized (i) submission of (a) two (2) applications to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Applications"), for approval to demolish and/or dispose of twenty (20) vacant single-family and six (6) vacant multi-family (two-, three-, and four-family) FHA Repossessed Houses ("FHAs") (included in Groups I-X) located in Queens and Brooklyn, and (b) a memorandum to HUD requesting an amendment to the approved Section 18 Application (DDA0003091) and Approval Letter for two (2) vacant multi-family FHAs (included in Group IX) located in Brooklyn, authorized by Board Resolution 08-9/17-10 (collectively, the "Project Sites"), and (ii) upon HUD approval of the aforementioned Section 18 Applications and amendment to the Section 18 Application and Approval Letter, convey title to two (2) not-for-profit organizations, Habitat for Humanity-New York City and Restored Homes Housing Development Fund Corporation for the rehabilitation of the Project Sites and to provide affordable homeownership opportunities for Authority residents and other low- and moderate-income first-time home buyers, through the resale of the rehabilitated homes, to indicate the date of receipt of the letter of support from the New York City Deputy Mayor for Housing and Economic Development as January 23, 2019.

APPROVED

25 Authorization to Amend Board Resolution 18-9/27-50

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

Authorization is requested to amend Board Resolution 18-9/27-50, which authorized the Authority to (i) submit documents to the United States Department of Housing and Urban Development ("HUD") to obtain the necessary approval to release Independence, consisting of 744 units located in Brooklyn, Block 2172, Lot 1 and Block 2176 and Lot 1, and Williams Plaza, consisting of 577 units located in Brooklyn, Block 2140, Lot 26 and Block 2141, Lot 19, which are part of the LLC II portfolio (the "Developments"), from the Declaration of Restrictive Covenants in order to retain the Developments outside of the federal public housing program and convert approximately 1,075 out of 1,321 units at the Developments, which have not converted to Section 8 under the Voluntary Conversion Plan, from a Section 9 Public Housing Annual Contribution Contract to a Section 8 Project-Based Voucher Housing Assistance Payment Contract, pursuant to 2 CFR 200.311(c)(1) and/or other regulations and/or provisions prescribed by HUD, and (ii) upon HUD approval, enter into one or more long-term ground lease(s) with one or more development partner(s) for the rehabilitation and continued use of the Developments as affordable housing, to indicate the date of receipt of the letter of support from the New York City Deputy Mayor for Housing and Economic Development as January 23, 2019.

APPROVED

26 Award of a Requirement Contract for the Purchase and Delivery of Pest Control Supplies

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$2,256,790.00
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Pest Supply Shop Inc. dba Environmental Chemical. The first lowest bidder, was deemed non-responsive for the submission of such an unrealistically low estimate that it appears unlikely the vendor will be able to provide these products. There are no renewal options.

APPROVED

- 27 Authorization to (i) Submit a Section 18 Application to HUD for the Long-Term Ground Lease for a Parcel of Land and (ii) Upon HUD Approval, Enter into the Long-Term Ground Lease for a Parcel of Land with Zoning Floor Area and Easements

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

Authorization is requested to (i) submit an application to the United States Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the United States Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine (99) year ground lease for an approximately 10,000 square foot parcel of land located on the southeast corner of Willis Avenue and East 146th Street, Bronx County, Block 2291, Tax Lot TBD ("Project Site"), with a total of approximately 90,000 square feet of zoning floor area, and easements, for the construction of a building with one hundred (100) affordable housing units for households earning below 80% of Area Median Income, with thirty (30) units set aside for formerly homeless individuals, one (1) superintendent's unit, ground floor retail uses, and on-site supportive services for special needs residents, and (ii) upon HUD approval of the Section 18 Application, enter into a ninety-nine (99) year ground lease for the Project Site with zoning floor area and easements with Betances Family Apartments, a joint venture between Lemle & Wolff Development Company, Alembic Community Development, and The Bridge, or its affiliate.

APPROVED

- 28 Authorization to Amend Board Resolution 18-10/31-17

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

Authorization is requested to amend Board Resolution 18-10/31-17, which authorized the Authority to (i) execute an Off-Site Parking Restrictive Declaration ("Parking Declaration") of Authority owned and leased land, located at 315 East 102nd Street, Manhattan (the "Subject Property"), in favor of housing development on adjacent property owned by Second and 103, LLC (the "Developer"), and (ii) negotiate and enter into a contract with the Developer for payment of a Parking Declaration fee to the Authority, to authorize the sale of approximately 12,500 square feet of zoning floor area from the Subject Property to the Developer.

APPROVED

- 29 Authorization to Ratify an Amendment to the Retainer Agreement with Akin Gump Strauss Hauer & Feld LLP

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self Insurance Fund
Amount:	\$40,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify an amendment to this retainer agreement with Akin Gump Strauss Hauer & Feld LLP for outside counsel services in connection with governmental investigations and resulting or related claims, litigation and causes of action which did not require initial Board authorization for the duration of the inquiry, to increase the not-to-exceed amount, in order to fund the cost of legal services already rendered, which commenced on July 11, 2018 and is continuing through the duration of the inquiry.

APPROVED

- 30 Authorization to Ratify an Amendment to the Retainer Agreement with Cadwalader, Wickersham & Taft LLP

Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self Insurance Fund
Amount:	\$34,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify an amendment to this retainer agreement with Cadwalader, Wickersham & Taft LLP for outside counsel services in connection with governmental investigations and resulting or related claims, litigation and causes of action, which did not require initial Board authorization for the duration of the inquiry, to increase the not-to-exceed amount, in order to fund the cost of legal services already rendered, which commenced May 4, 2018 and is continuing through the duration of the inquiry.

APPROVED¹

31 Authorization to Amend the Retainer Agreement with Park Jensen Bennett LLP

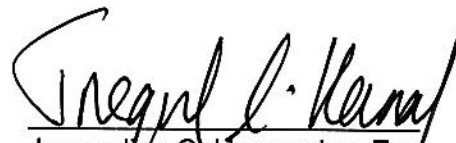
Location:	Non-Development
Administering Department:	Law
Funding Source:	Operating – Self Insurance Fund
Amount:	\$35,000.00
Projected Section 3 Hires:	Not Required

Authorization is requested to amend this retainer agreement with Park Jensen Bennett LLP for outside counsel services in connection with governmental investigations and resulting or related claims, litigation and causes of action which did not require initial Board authorization for the duration of the inquiry, to increase the not-to-exceed amount, in order to fund the continued provision of legal services, which commenced on March 16, 2018 and is continuing through the duration of the inquiry.

APPROVED

32 Board Member Young moved that the Members be authorized to meet in Executive Session today, to discuss the Civil Investigative Demand and the Litigation of United States v. NYCHA and Baez, et al. v. NYCHA.

APPROVED


Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary

¹ Board Member Cephas disclosed that he was a partner at Cadwalader, Wickersham & Taft LLP ("Cadwalader") for many years. However, for the past 10 or more years, he has had no fiduciary, financial or business relationship with Cadwalader.



SUMMARY

Memorandum of Agreement: Teamsters L237 & NYCHA

January 2019



Summary of Key Terms

- Agreement term from May 30, 2018 through December 29, 2021
- Increased support for paid family leave
- Collaboration to recruit, retain, and train Heating Plant Technicians
- Alternative Work Schedule (“AWS”), provides for 7-day coverage, 13 hours per day
 - AWS schedules will be utilized by approximately 75% of Caretakers assigned to NYCHA’s developments

Alternative Work Schedule Benefits to NYCHA

The historic collaboration between Local 237 and NYCHA will reap tremendous benefits for our residents:

- Improved janitorial services & general building and grounds upkeep
- Faster response to resident issues
- Greater flexibility for staff

Schedule Options

AWS Schedule 1

- 4 days per week
- 10 hours per day
6am – 4:30pm
- Assigned every other weekend as part of regular work week
- Week 1:
 - Monday, Tuesday, Wednesday, and Saturday
- Week 2:
 - Sunday, Monday, Thursday, and Friday

AWS Schedule 2

- 4 days per week
- 10 hours per day
8:30 a.m. – 7 p.m.
- Assigned every other weekend as part of regular work week
- Week 1:
 - Sunday, Monday, Thursday, and Friday
- Week 2:
 - Monday, Tuesday, Wednesday, and Saturday

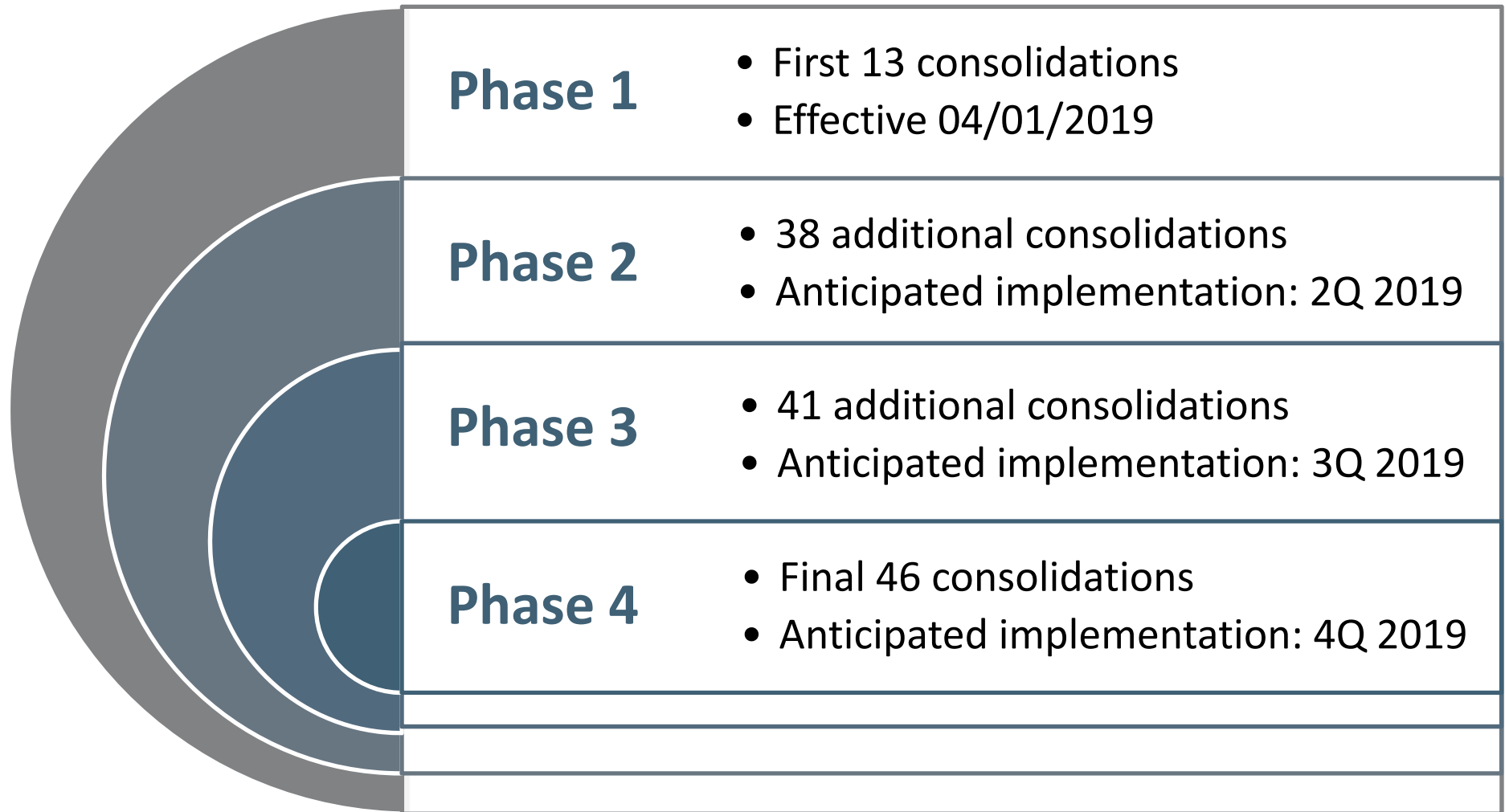
AWS Schedule 3

- 4 days per week
- 10 hours per day
6am – 4:30pm
- Monday - Thursday
- No assigned mandatory overtime on weekends

AWS Schedule 4

- 4 days per week
- 10 hours per day
6am – 4:30pm
- Tuesday - Friday
- No assigned mandatory overtime on weekends

Anticipated Roll-Out of AWS

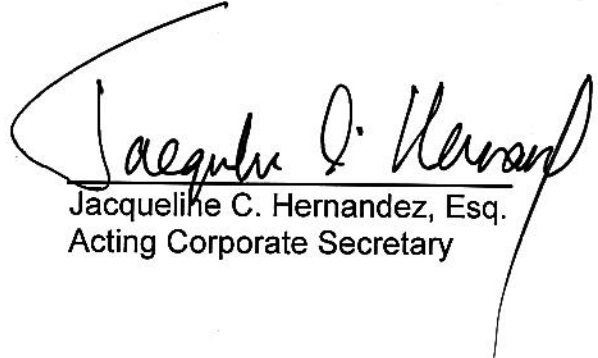


THREE-THOUSAND ONE HUNDRED AND THIRTY- FOURTH MEETING

Wednesday, January 30, 2019

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:28 AM.



Jacqueline C. Hernandez, Esq.
Acting Corporate Secretary