

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND ONE HUNDRED AND TWENTY-FIRST MEETING

### Minutes of Board Meeting

Wednesday, January 31, 2018

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  
Derrick D. Cephas, Vice-Chair  
Jacqueline Arroyo, Member  
Zaire Dinzey-Flores, Member  
Victor A. Gonzalez, 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 31, 2018*

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, December 20, 2017

**APPROVED**

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, January 31, 2018

1 Award of a Contract for Replacement of Interior Compactors

Location:	Bushwick (LLC I), Pink & Van Dyke I
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal & Mixed Finance
Amount:	\$1,694,834.00
Projected Section 3 Hires:	3

---

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

**APPROVED**

*N/A = NOT APPLICABLE*

*APPROVED = UNANIMOUS*

- 2 Authorization of a Change Order to Contract No. BW1427352 Awarded to Bloom Construction, Inc.

Location:	East New York City Line
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	Capital – Federal
Amount:	\$248,486.43
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve a change order to this contract awarded to Bloom Construction, Inc., for brick repair and related work, which did not require initial Board approval for an initial 365-day term, to increase the amount by the negotiated amount, in order to fund the increase in feet of the sidewalk sheds during the remainder of the extended 273-day term, which commenced on October 31, 2017 and is continuing through July 31, 2018.

**APPROVED**

- 3 Authorization to (i) Rescind Board Resolution 17-4/26-1 and (ii) Reject All Bids for Award of a Contract for Replacement of Underground Water and Fire Line Distribution Piping

Location:	Governor Smith
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

---

Authorization is requested to (i) rescind Board Resolution 17-4/26-1, which authorized the award of this contract to the lowest responsive and responsible bidder, Empire Control Abatement, Inc. ("Empire"), because subsequent to the Board's authorization to award this contract certain peculiarities were discovered with the procurement process and the contract could not be awarded within 120 days from the bid opening date, which permitted Empire, pursuant to the bid terms, to withdraw its bid, as requested; and (ii) reject all bids in the best interest of the Authority because the next lowest bid was excessive and 120 days have elapsed from the bid opening date. This contract will be re-bid.

**APPROVED**

4 Rejection of Sole Bid for a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Carey Gardens
Administering Department:	Capital Projects Division – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

---

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

**APPROVED**

5 Rejection of All Bids for a Contract for Building Envelope Restoration

Location:	Marshall Plaza
Administering Department:	Capital Projects Division – Project Management Team 3
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 contract will be re-bid.

**APPROVED**

6 Rejection of All Bids for a Contract for Gas Piping Replacement

Location:	Hammel
Administering Department:	Capital Projects Division – Project Management Team 2
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 contract will be re-bid.

**APPROVED**

7 Authorization to Ratify a Change Order to Contract No. GR1428999 Awarded to PMY Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$118,751.30
Projected Section 3 Hires:	N/A

---

Authorization is requested to ratify a change order to this contract awarded to PMY Construction Corp. for restoration, authorized by Board Resolution 15-1/28-8 and as subsequently amended for an initial 350-day term, to increase the amount by the negotiated amount, in order to fund the additional assigned work during the extended 510-day term, which commenced on June 1, 2016 and continued through October 24, 2017.

**APPROVED**

8 Authorization to Ratify an Owner's Agreement with Northern Manhattan Improvement Corporation

Location:	Washington Heights Rehabs (Groups 1 & 2)
Administering Department:	Capital Projects Division – Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$276,855.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to ratify this owner's agreement with Northern Manhattan Improvement Corporation for administration of energy conservation measures, which commenced on November 13, 2017.

**APPROVED**

9 Authorization to Ratify an Owner's Agreement with Northern Manhattan Improvement Corporation

Location:	Washington Heights Rehabs (Groups 1 & 2)
Administering Department:	Capital Projects Division – Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$151,676.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to ratify this owner's agreement with Northern Manhattan Improvement Corporation for administration of energy conservation measures, which commenced on November 13, 2017.

**APPROVED**

10 Authorization to Enter into an Agreement with BIAS Corporation

Location:	Non-Development
Administering Department:	IT Business Solutions Technology
Funding Source:	Operating – Federal & Section 8
Amount:	\$5,967,000.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to enter into this agreement with BIAS Corporation for onsite and remote database support and application administration services for the Authority's enterprise-wide Oracle system, commencing on March 1, 2018 and continuing through February 28, 2021, 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 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**

11 Authorization of a Change Order to Requirement Contract No.1614073 Awarded to ATC Group Services LLC

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$191,147.80
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve a change order to this requirement contract awarded to ATC Group Services LLC for lead-based paint dust wipe inspection and testing, which did not require initial Board approval 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 28, 2016 and is continuing through July 27, 2018.

**APPROVED**

- 12 Authorization of a Change Order to Requirement Contract No.1530529 Awarded to ATC Group Services LLC

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$179,264.80
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve a change order to this requirement contract awarded to ATC Group Services LLC for lead-based paint dust wipe inspection and testing, which did not require initial Board approval 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 28, 2016 and is continuing through July 27, 2018.

**APPROVED**

- 13 Authorization of a Change Order to Requirement Contract No.1608402 Awarded to The ALC Group, LLC d/b/a ALC Environmental

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$163,935.00
Projected Section 3 Hires:	N/A

---

Authorization is requested to approve a change order to this requirement contract awarded to The ALC Group, LLC d/b/a ALC Environmental for lead-based paint dust wipe inspection and testing, which did not require initial Board approval 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 27, 2016 and is continuing through April 26, 2018.

**APPROVED**



- 14 Authorization to Ratify a Change Order to Requirement Contract No. 1604679 Awarded to JLC Environmental Consultants, Inc.

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$204,687.75
Projected Section 3 Hires:	N/A

---

Authorization is requested to ratify a change order to this requirement contract awarded to JLC Environmental Consultants, Inc. for lead-based paint X-ray fluorescence inspection services, which did not require initial Board approval 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 March 15, 2016 and is continuing through March 14, 2018.

**APPROVED**

- 15 Authorization to Submit a Section 18 Application to HUD for the Long-Term Ground Lease of a Parcel of Land with Zoning Floor Area

Location:	East 165 <sup>th</sup> Street-Bryant Avenue
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

---

Authorization is requested to submit an application to the US Department of Housing and Urban Development, pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Application") for approval to enter into a ninety-nine-year ground lease for an approximately 11,000 square foot parcel of land located at East 165th Street-Bryant Avenue, Bronx County, Block 2750, Tax Lot TBD, which is comprised of an approximately 6,000 square foot parcel of land, owned by the Authority, located at Bronx County, Block 2750, Zoning Lot 32, and an adjacent approximately 5,000 square foot parcel of land, currently owned by the NYC Department of Housing Preservation and Development, which ownership will be transferred to the Authority prior to entering into the ground lease, located at Bronx County, Block 2750, Zoning Lot 30, with a total of approximately 57,000 square feet of zoning floor area, which includes development rights from an adjacent parcel owned by the Authority, Bronx County, Block 2750, Zoning Lot 16, for the construction of a building with sixty-one (61) affordable housing units, one (1) superintendent's unit, and ground floor social service offices and rear yard.

**APPROVED**

16 Authorization to Amend Board Resolution 14-5/21-21

Location:	Astoria
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

---

Authorization is requested to amend Board Resolution 14-5/21-21 to (i) condition conveyance of the two (2) parcels of land comprised of an approximate 56,500 square foot land area at Astoria Houses located at Queens County, Block 490, part of Lot 101 (the "Affordable Housing Sites") to the Developer, upon either the (a) Developer obtaining all available tax-exempt bond financing that, together with Developer's equity, is required to fund the projected hard and soft costs necessary for the construction of affordable housing within the Affordable Housing Sites, or (b) Developer's affiliate delivering to the Authority a completion guaranty for the construction of affordable housing within the Affordable Housing Sites; (ii) include, within the light and air easement area being granted to the Developer, an egress easement, in compliance with a New York City Department of Buildings' requirement; and (iii) permit the Developer to undertake a New York City Department of City Planning-approved alternative to retrofit the four (4) existing boilers located in the Astoria Houses' central boiler plant in lieu of rerouting of the central boiler exhaust to a taller smoke stack.

**APPROVED**

- 17 Board Member Dinzey-Flores moved that the Members be authorized to meet in Executive Session today to discuss the litigation matters of *Johnston et al. v. NYCHA*, Civ. No. 16-9924, *Lewis et al. v. NYCHA*, Civ. No. 17-00294, *Brown et al. v. NYCHA*, Civ. No. 16-9263 and *Jones et al. v. NYCHA*, Civ. No. 17-3683.

**APPROVED**



---

Vilma Huertas  
Corporate Secretary



# NYCHA Board Calendar Meeting

Chair's Report

January 31, 2018



# Overview

## I. NextGen NYCHA Updates

### *(Re)Build:*

- PACT Partners to Address \$300+ Million in Capital Needs
- \$103 Million in New Energy Performance Contracts Awarded

### *Engage:*

- Resident Leadership Academy Celebrates Launch

# (Re)Build | 3 PACT Development Partners Announced

NYCHA announced three developers selected to partner with the Authority under its Permanent Affordability Commitment Together (PACT) program.

*These partnerships will allow for:*

1. **\$300 million** in needed repairs to **1,700 apartments** across **17** developments in the Bronx and Brooklyn
2. **System upgrades** like heating and elevators
3. **Apartment renovations**





# (Re)Build | Energy Performance Contracts

NYCHA closed financing on two Energy Performance Contracts (EPCs) worth **\$103 million**.



Contracts will:

1. **Reduce** energy costs
2. **Improve energy efficiency** across NYCHA's portfolio
3. Bring NYCHA one step closer to its NextGeneration Sustainability Agenda goal of **\$300 million in EPC financing** by 2025.

# Engage | Resident Leadership Academy Launches



*One of the first RLA training sessions*

“Public housing residents contribute greatly to our city. The partnership established between the **Fund for Public Housing** and two of New York’s greatest public institutions, **NYCHA** and **CUNY**, represent an exciting step forward as we continue innovating and improving the way public housing works” - **Rasmia Kirmani-Frye, President of the Fund for Public Housing**

# I am NextGeneration NYCHA



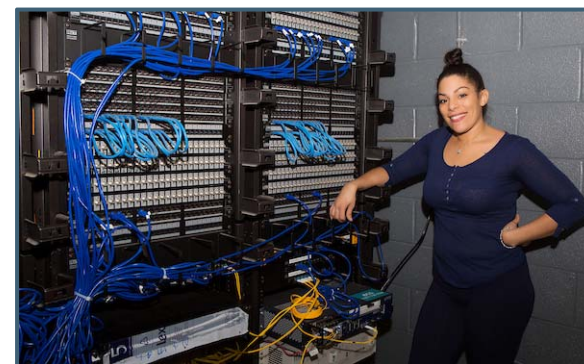
*Safe*



*Clean*



*Connected*







# **NYCHA Board Calendar Meeting**

**General Manager's Report**

**January 31, 2018**



# Agenda

## I. NYCHA Key Performance Indicator (KPI) Report



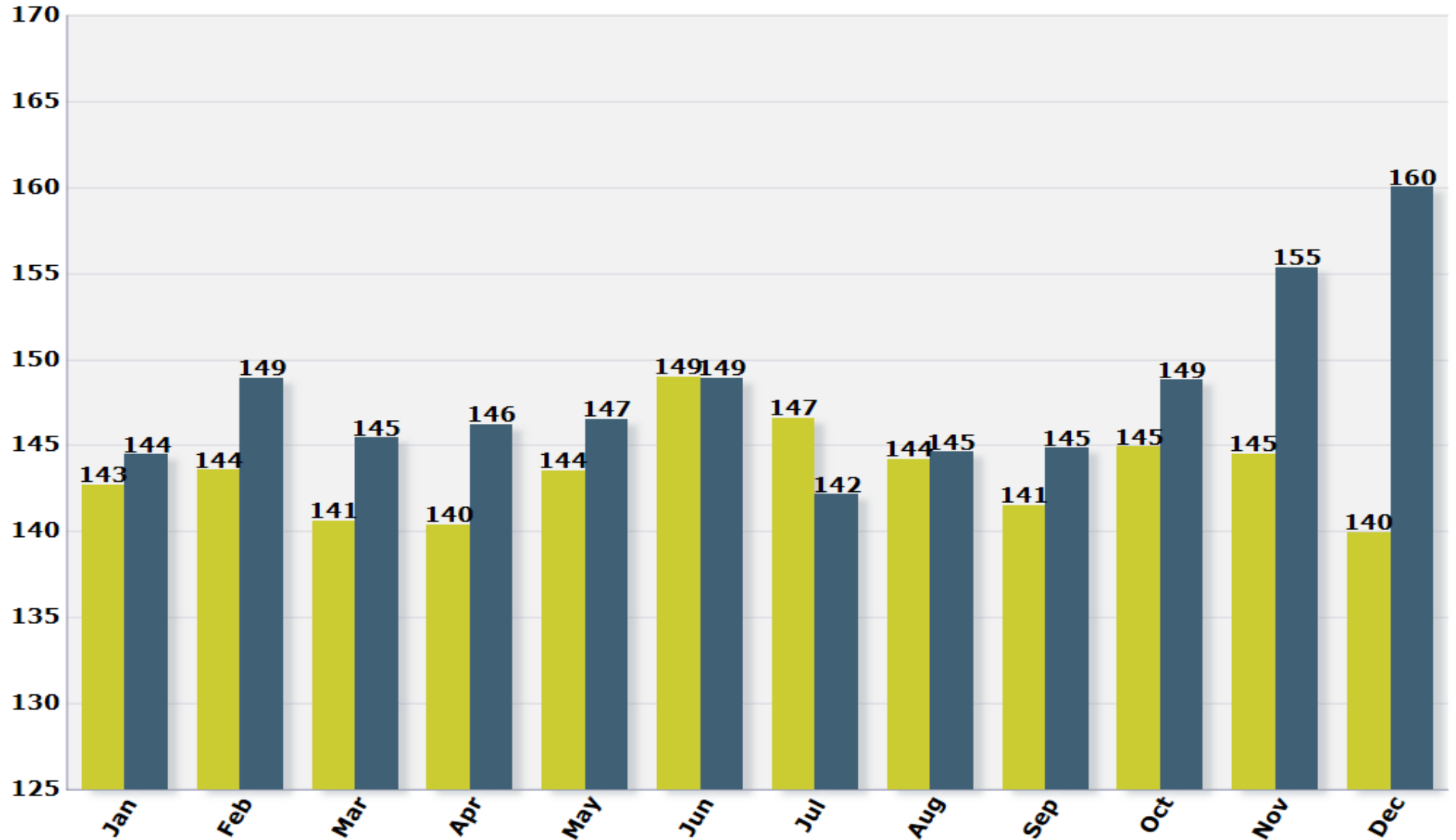
# Key Performance Indicator (KPI) Report

The Key Performance Indicator (KPI) report tracks NYCHA's performance in three main areas:

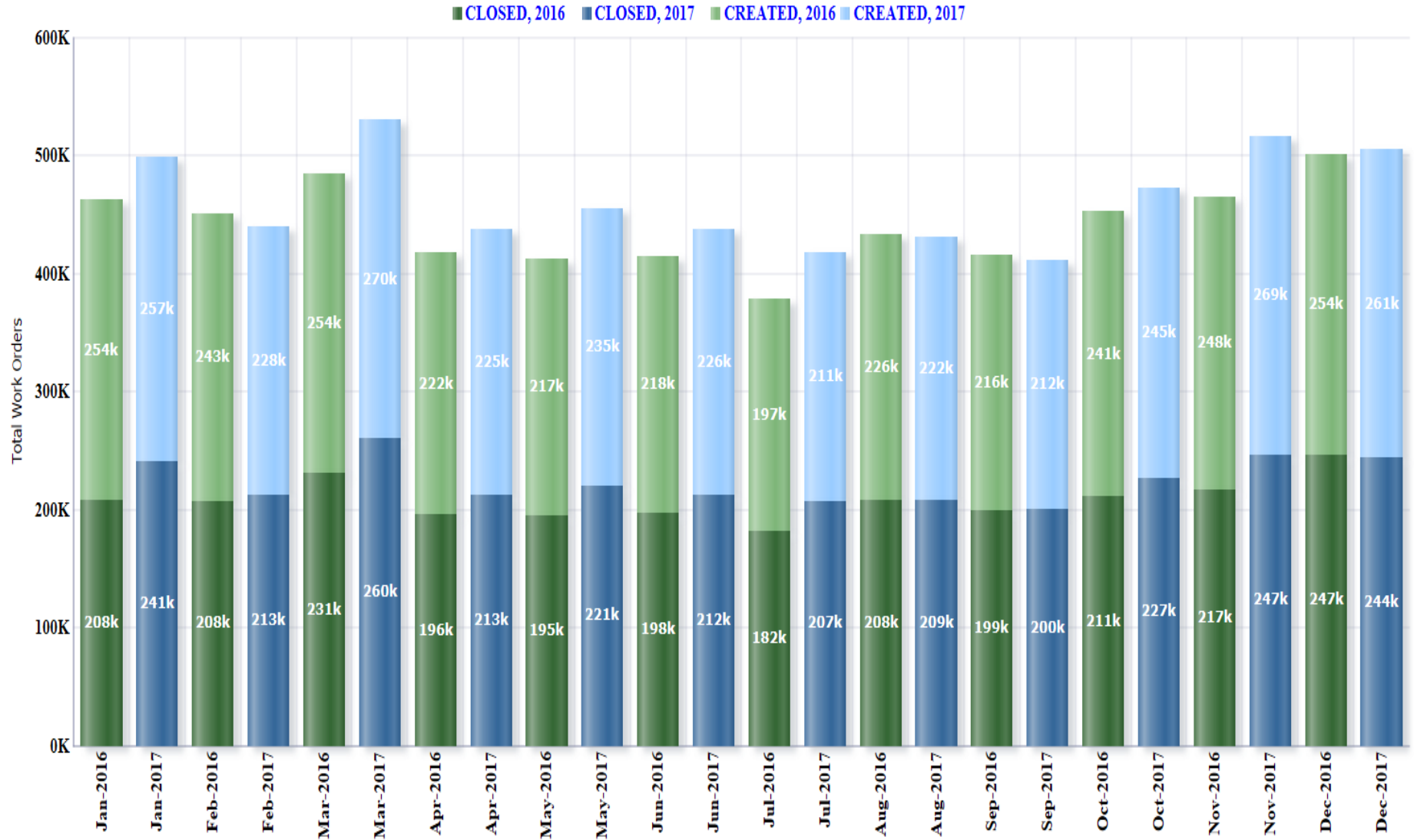
- Work Orders (Emergencies, Maintenance and Skilled Trades)
- Vacancies (Apartment Turnaround Time)
- Customer Satisfaction (Residents satisfied with repairs)

# Open Work Orders (in thousands)

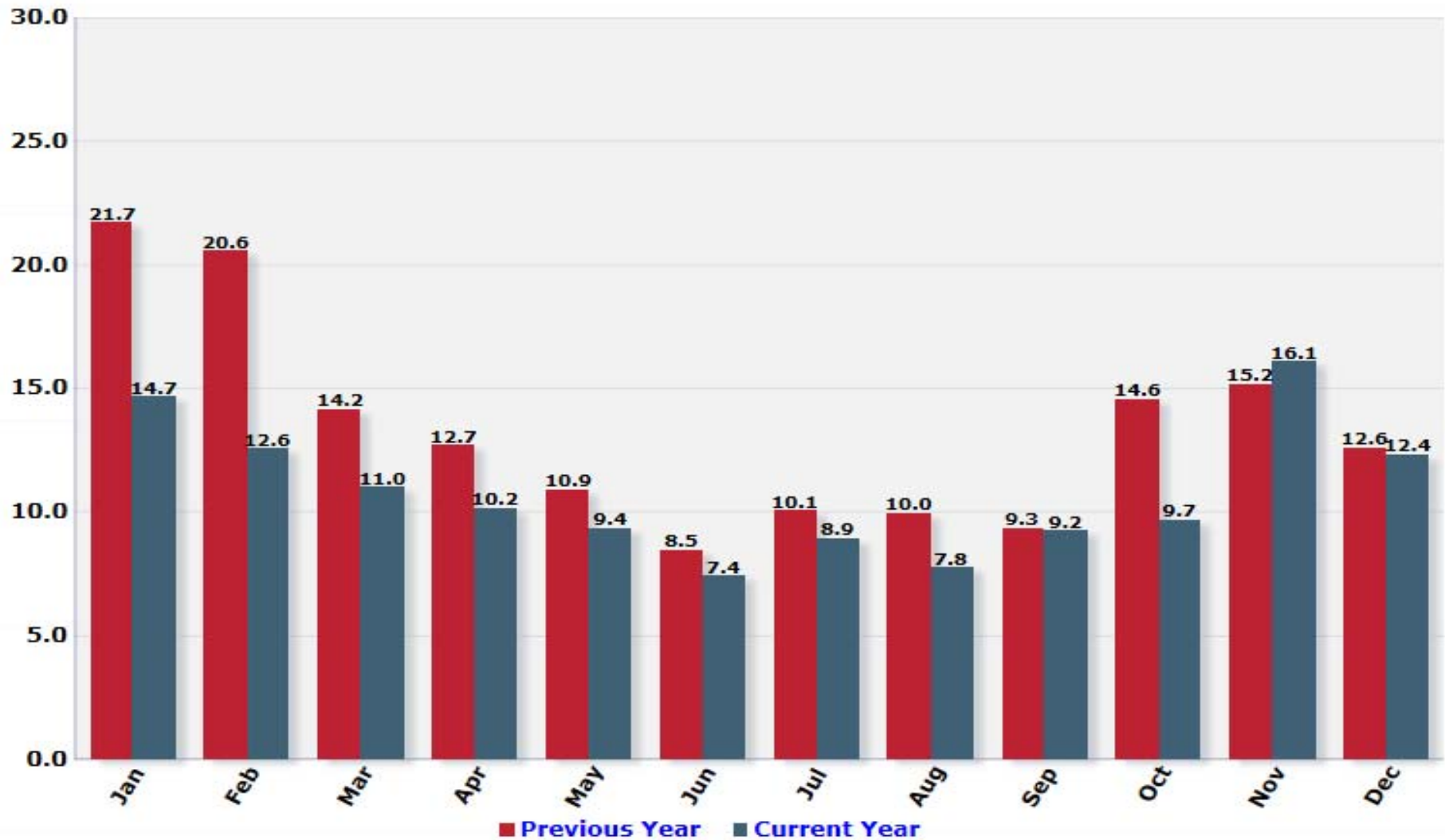
■ Previous Year ■ Current Year



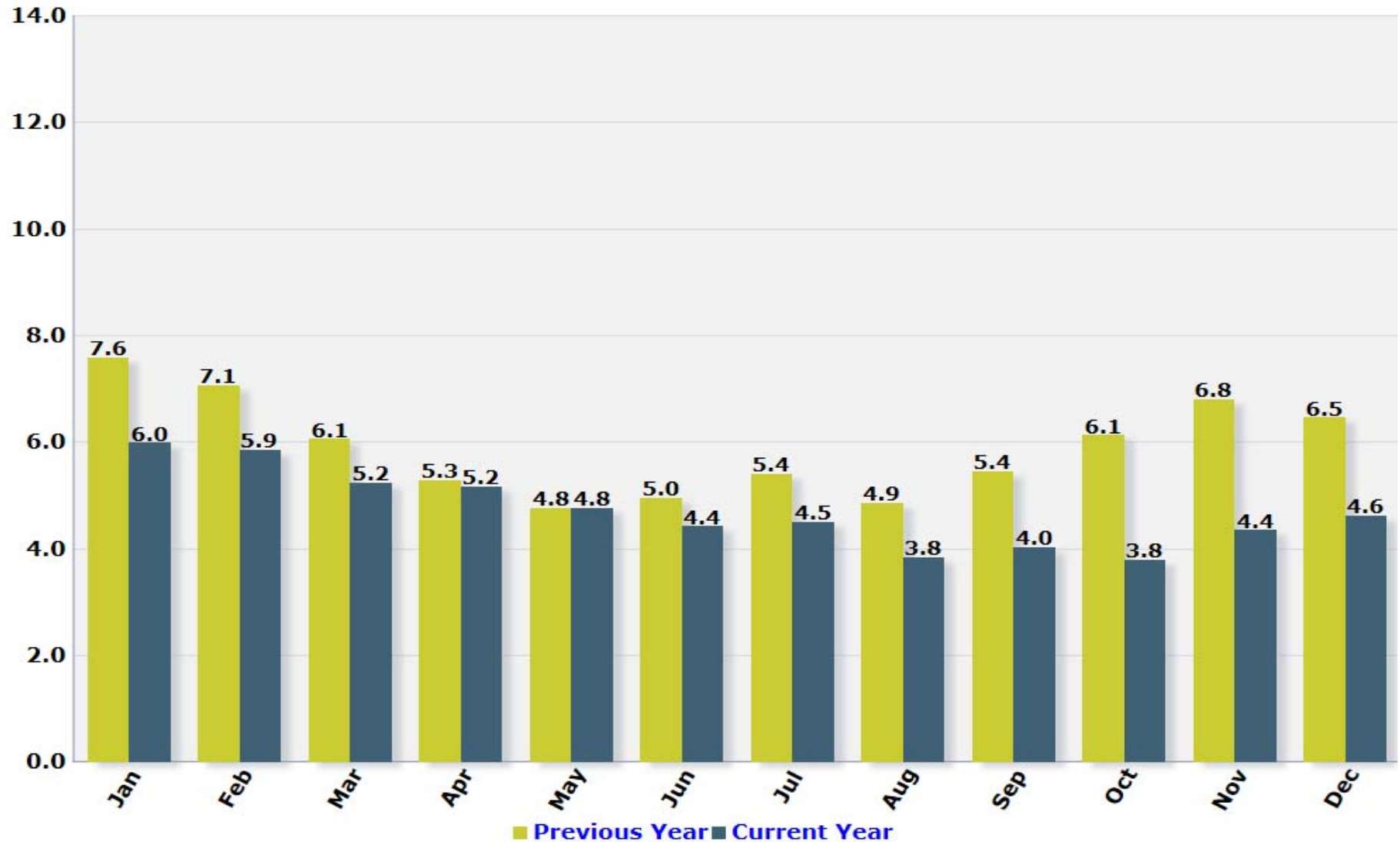
# Work Orders (in thousands)



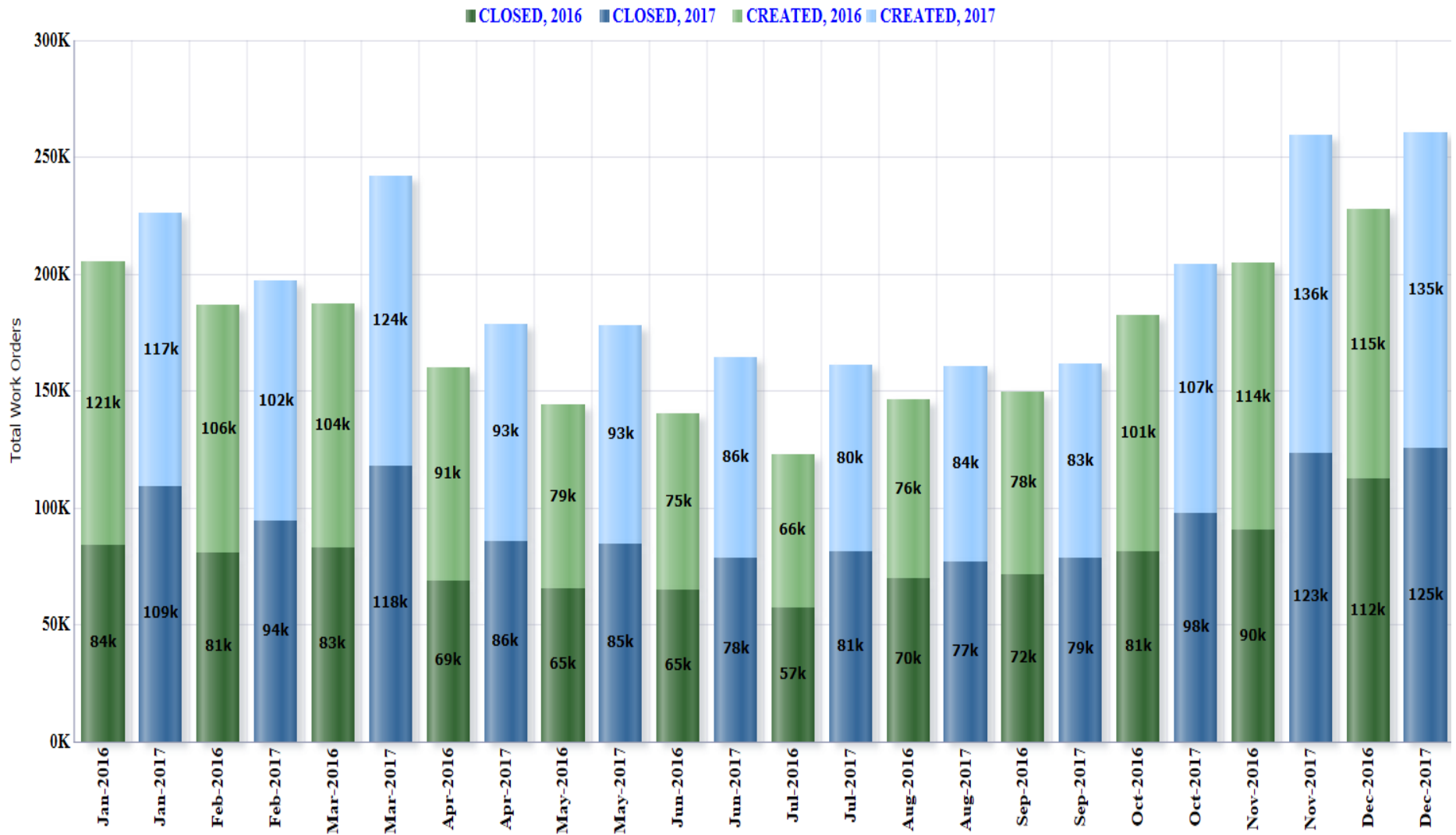
# Emergency Work Orders (in Hours)



# Maintenance Work Orders (in Days)

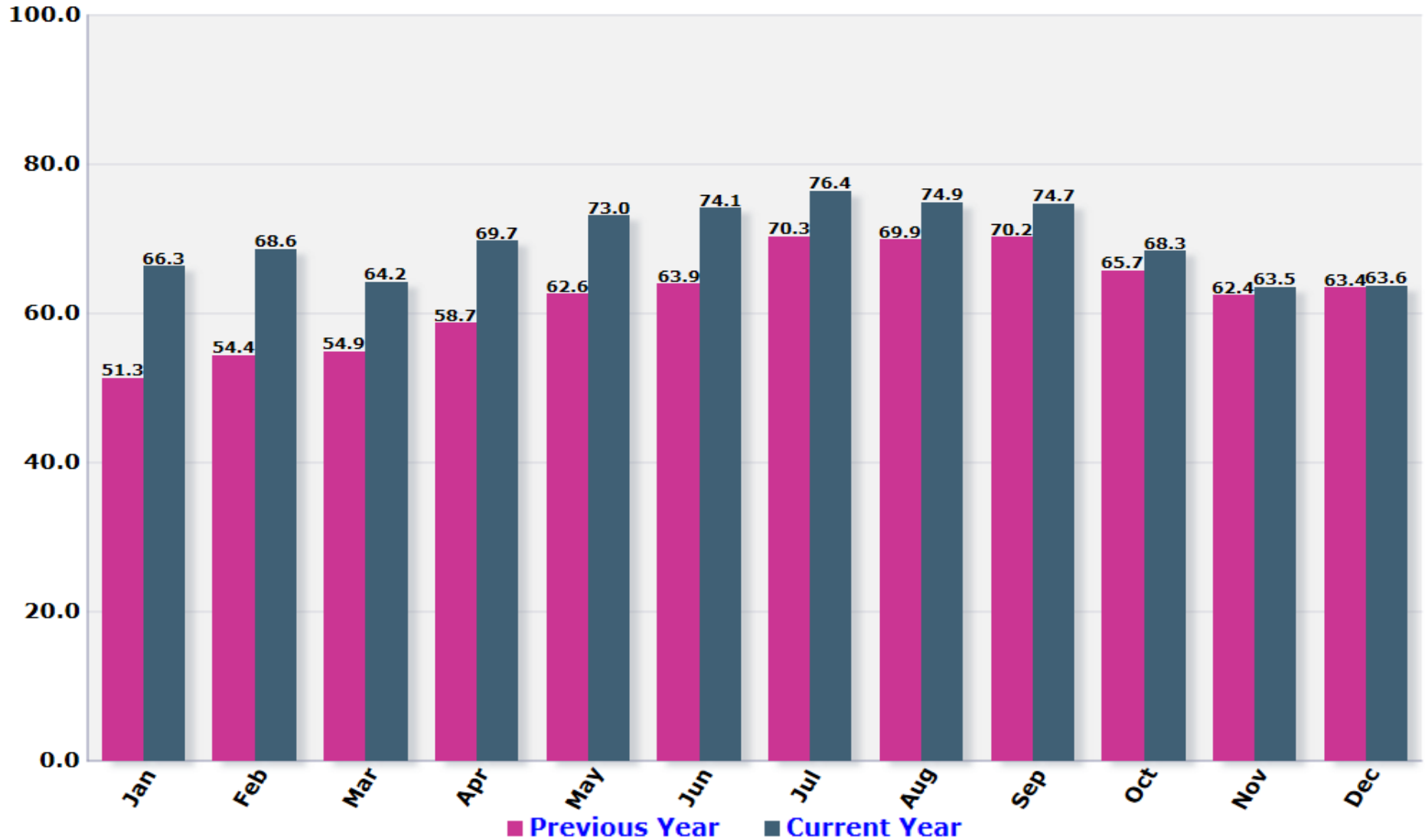


# Skilled Trades Work Orders (in thousands)

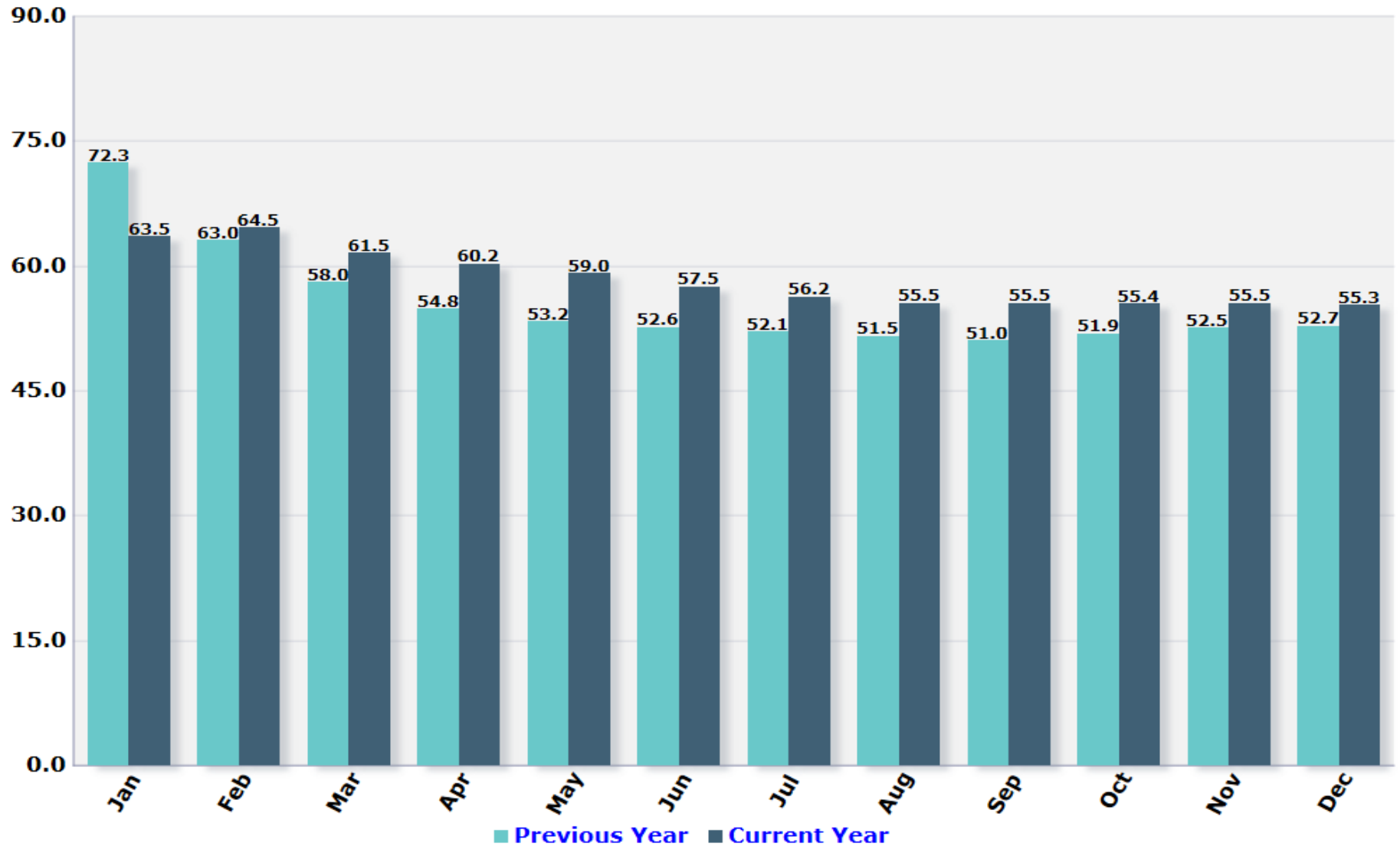




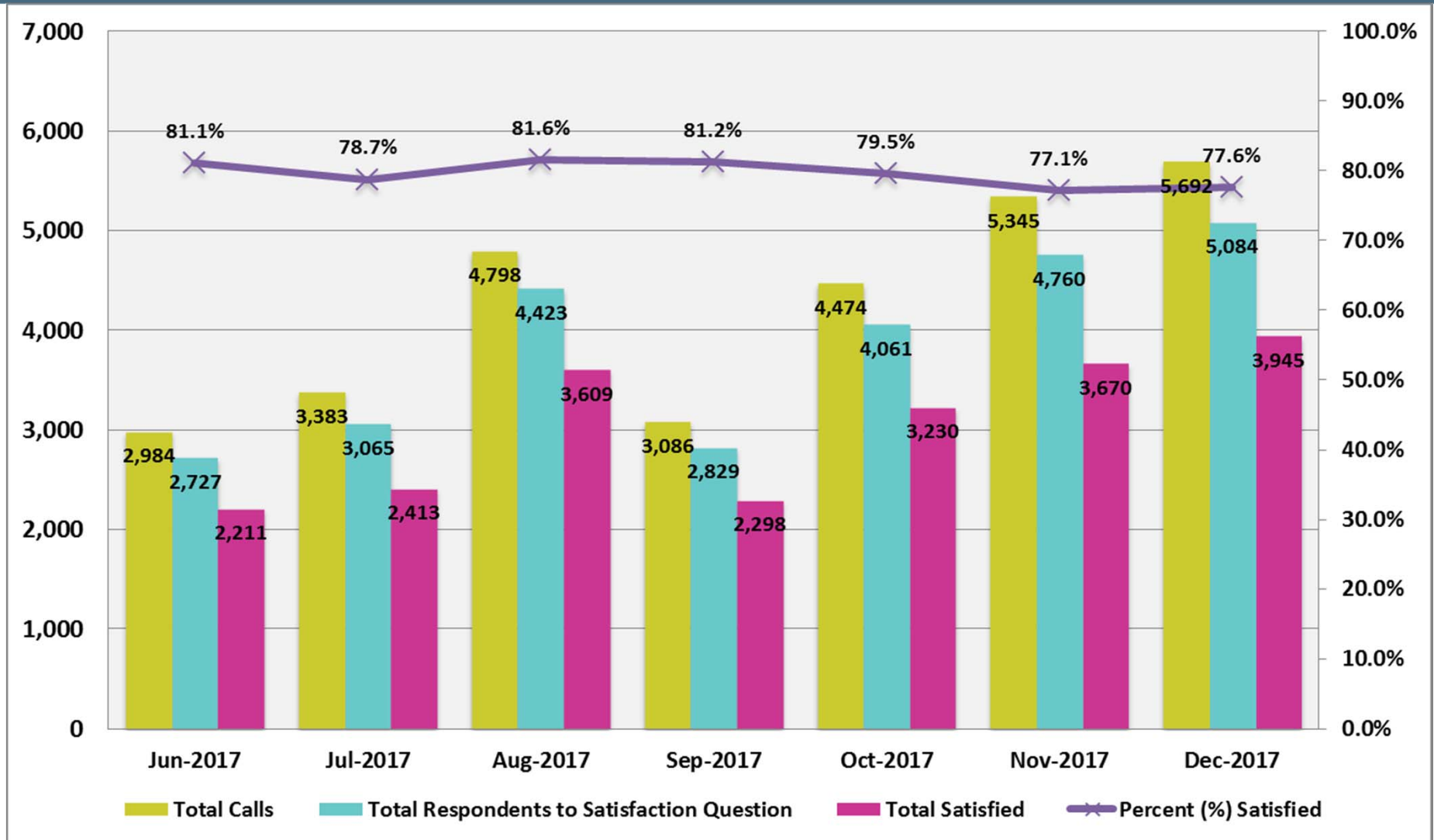
# Skilled Trades Work Orders (in Days)



# Apartment Turnaround Time (in Days)



# Customer Satisfaction

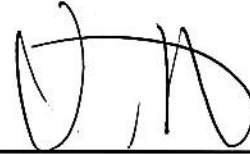


THREE-THOUSAND ONE HUNDRED AND TWENTY-FIRST MEETING

Wednesday, January 31, 2018

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:59 A.M.



---

Vilma Huertas  
Corporate Secretary