

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND TWENTY-FOURTH MEETING

Minutes of Board Meeting

Wednesday, April 25, 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
Zaire Dinzey-Flores, Member
Victor A. Gonzalez, Member
Nnenna Lynch, Member
Jacqueline Young, Member
Vito Mustaciuolo, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, April 25, 2018

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 28, 2018

APPROVED

II. Chair's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 25, 2018

1 Authorization to Award the Authority's Environmental Liability Insurance Program Policy

Location:	Non-Development
Administering Department:	Finance – Risk Management
Funding Source:	Operating – Federal
Amount:	\$1,449,021.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's Environmental Liability Insurance Program Policy to Allianz Global Risks US Insurance Company, including general limits of \$50,000,000.00 per incident and \$50,000,000.00 total policy aggregate subject to a deductible of \$25,000.00 for all pollution conditions except Lead-Based Paint Liability, Microbial Matter Liability (including mold), Underground Storage Tanks greater than 25 years old or 30,000-gallon capacity which are subject to a \$350,000.00, \$100,000.00 and \$50,000.00 deductible, respectively, and coverage for pollution conditions arising from all acts of terrorism, commencing on May 18, 2018 and continuing through May 17, 2021.

APPROVED

APPROVED = UNANIMOUS

APPROVED = UNANIMOUS

2 Authorization to Ratify an Amendment to the Agreement with Greystone & Co., Inc. d/b/a Greystone Management Solutions

Location:	Various (Citywide)
Administering Department:	Finance – Financial Accounting & Reporting Services
Funding Source:	Operating – Federal
Amount:	\$960,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify an amendment to this agreement with Greystone & Co., Inc. d/b/a Greystone Management Solutions for the administration of the Authority's parking permit program for residents, employees and the general public, authorized by Board Resolution 13-1/9-3 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 extended one-year term, which commenced on April 1, 2018 and is continuing through March 31, 2019.

APPROVED

3 Authorization to Enter into a Rooftop Lease Agreement with Bright Power, Inc.

Location:	Queensbridge North & Queensbridge South
Administering Department:	Capital Projects Division – Sustainability Programs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a lease agreement between the Authority, as landlord, and Bright Power, Inc., as tenant, to lease rooftop space of buildings at Queensbridge North and Queensbridge South, which will be utilized for solar photovoltaic systems, commencing on April 26, 2018 and continuing through April 25, 2038, 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 twenty (20) years thereafter, at an annual rent of \$65,596.80. Tenant shall have the option to extend the term for an additional five (5) one-year renewal periods exercisable at the Authority's sole discretion. Total revenue for the initial twenty-year term: \$1,311,936.00.

APPROVED

4 Authorization to Enter into a Rooftop and Parking Lot Space Lease Agreement with Tangent Energy Solutions, Inc.

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

Authorization is requested to enter into a lease agreement between the Authority, as landlord, and Tangent Energy Solutions, Inc., as tenant, to lease rooftop space of buildings at Pomonok, Beach 41st Street-Beach Channel Drive, Coney Island I (Site 1B), South Beach, and Gowanus Houses, and parking lot space at Pomonok, Beach 41st Street-Beach Channel Drive, Throggs Neck Addition, and South Beach Houses, which will be utilized for solar photovoltaic systems, commencing on April 26, 2018 and continuing through April 25, 2038, 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 twenty (20) years thereafter, at an annual rent of \$112,227.50. Tenant shall have the option to extend the term for an additional five (5) one-year renewal periods exercisable at the Authority's sole discretion. Total revenue for the initial twenty-year term: \$2,244,550.00.

APPROVED

5 Authorization of a Change Order to Contract No. RF1634363 Awarded to Technico Construction Services, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$9,815,710.30
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Technico Construction Services, Inc. for restoration, authorized by Board Resolution 17-5/24-15 for an initial 810-day term, to increase the amount by the negotiated amount, in order to fund the structural repair of all masonry perimeters at the spandrel beams during the remainder of the 810-day term, which commenced on August 14, 2017 and is continuing through November 2, 2019.

APPROVED

- 6 Authorization of a Change Order to Requirement Contract No. HE1323149 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$12,498,880.00
Projected Section 3 Hires:	N/A

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 13-11/20-17 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 extended 1390-day term, commencing on August 10, 2018 and continuing through May 31, 2022.

APPROVED

- 7 Authorization of a Change Order to Contract No. HE1427059 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 1B)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$180,136.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Kordun Construction Corp. for the replacement of a temporary oil boiler with a temporary natural gas boiler, which did not require initial Board approval and as subsequently amended for an initial 120-day term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of the temporary natural gas boiler and as-needed repairs, during the remainder of the extended 24-month term and an additional extended 20-day term, commencing on March 14, 2019 and continuing through July 8, 2019.

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 & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$10,115,506.00
Projected Section 3 Hires:	N/A

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 continuation of the lease of all temporary natural gas boilers and as-needed repairs during the extended 1415-day term, commencing on July 16, 2018 and continuing through May 31, 2022.

APPROVED

- 9 Authorization of a Change Order to Requirement Contract No. HE1323155 Awarded to Maric Mechanical, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Queens)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,706,969.40
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Maric Mechanical, Inc. for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-19 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 extended 1104-day term, commencing on July 23, 2018 and continuing through July 31, 2021.

APPROVED

- 10 Authorization to (i) Rescind Board Resolution 17-12/20-7 and (ii) Reject All Bids for Award of a Contract for Restoration Related to the Response to and Recovery from Hurricane Sandy

Location:	Issacs
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) rescind Board Resolution 17-12/20-7, which authorized the award of this contract to the lowest responsive and responsible bidder, AWL Industries Inc., because subsequent to the Board's authorization to award this contract, the US Department of Homeland Security's Federal Emergency Management Agency approved funds for additional restorative work not included in the original contract-funded scope of work, which would be prohibitive of competitive pricing and would dramatically alter the size and scope of this contract with AWL; and (ii) reject all bids in the best interest of the Authority. This contract will be re-bid.

APPROVED

- 11 Authorization to Approve the Issuance of the Authority's Fiscal Year 2018 Internal Audit Plan

Location:	Non-Development
Administering Department:	Audit
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2018 Internal Audit Plan, in accordance with the Institute of Internal Auditors International Standards for the Professional Practice of Internal Auditing, and as recommended by the Authority's Audit Committee, in compliance with the Audit Committee Charter, adopted pursuant to Board Resolution 03-6/18-18 and with subsequent amendments of which the most recent is by Board Resolution 13-9/25-6.

APPROVED

12 Award of a Requirement Contract for Magnetek Inc.-Manufactured Elevator Parts

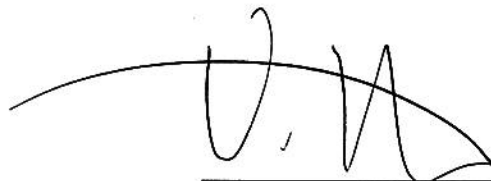
Location:	Various (Citywide)
Administering Department:	Operations – Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$323,796.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Claddagh Controls Corp. There are no renewal options.

APPROVED

13 Board Member Young moved that the Members be authorized to meet in Executive Session today to discuss the Civil Investigative Demand.

APPROVED



Vilma Huertas
Corporate Secretary



NYCHA Board Calendar Meeting

Chair's Report

April 25, 2018



Overview

I. NextGen NYCHA Updates

Operate:

- Celebrating NextGen Accomplishments Under Chair and CEO Shola Olatoye
- Mayor de Blasio's Neighborhood Rat Reduction Plan

(Re)Build:

- Resident Engagement, Next Phase for PACT at Independence Towers and Williams Plaza

Engage:

- Former NYCHA Residents become First-Time Homeowners

II. HUD Announces Additional Funding for VASH Vouchers



Operate | NextGen Accomplishments



Some of the accomplishments include:

1. **Balancing the budget three years in a row;**
2. Bringing **basic maintenance** repair times down from 13 days to **4.3 days;**
3. Awarding **\$1.8 billion** in contracts at 27 developments for our Sandy Recovery and Resilience work;
4. Preserving 3,868 apartments and Replacing more than 386 roofs; and
5. Facilitating more than **8,300 resident job placements.**

Operate | Rat Reduction Plan



Mayor de Blasio's Rat Reduction Plan announcement on April 17, 2018

Mayor de Blasio announced NYCHA's ten (10) most infested developments will receive **dry-ice abatement treatments, full time exterminators and new trash bins** as part of the Mayor's Neighborhood Rat Reduction Plan.

(Re)Build | PACT at Independence Towers and Williams Plaza



NYCHA launches **community engagement** at Independence Towers and Williams Plaza in Brooklyn, part of its PACT Unfunded Units portfolio.

Through the program, **more than 3,000 residents at almost 1,100 apartments** at Independence Towers and Williams Plaza will **see significant improvements** to their apartments and buildings.

Engage | NYCHA Residents become First-Time Homeowners



“Owning my home feels like having a piece of the pie. My homeownership experience taught me to dream big and persevere. It seemed unattainable at first, but with the right partners and guidance, it can happen. I want to thank NYCHA, HPD, Restored Homes, the Fund for Public Housing and Impactt Brooklyn for making this dream a reality.” - Charline Ogbeni, former NYCHA resident and new homeowner.

HUD Announcement on VASH Vouchers

Housing Authority	Partnering VA Medical Facility	Number of Vouchers	Amount
New York City Housing Authority	Bronx	32	\$325,632
New York City Housing Authority	New York Harbor Health Care System	82	\$834,432

HUD and the U.S. Department of Veterans Affairs (VA) announced approximately \$1.2 million for NYCHA to provide a permanent home to approximately 114 veterans experiencing homelessness.



I am NextGeneration NYCHA



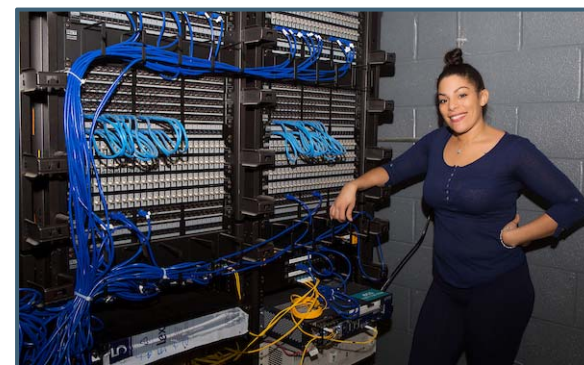
Safe



Clean



Connected



THREE-THOUSAND ONE HUNDRED AND TWENTY-FOURTH MEETING

Wednesday, April 25, 2018

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:23 A.M.

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

Vilma Huertas
Corporate Secretary