

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND THIRTEENTH MEETING

Minutes of Board Meeting

Wednesday, April 26, 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
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, April 26, 2017

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 29, 2017

APPROVED

II. Chair's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 26, 2017

1 Award of a Contract for Replacement of Underground Water and Fire Line Distribution Piping

Location:	Governor Smith
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal & City
Amount:	\$5,401,986.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Empire Control Abatement, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required signed Letter of Assent for its subcontractors, pursuant to the Project Labor Agreement terms.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Award of a Contract for Replacement of Underground Water and Fire Line Distribution Piping

Location:	Elliott
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – City
Amount:	\$1,467,000.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, JCC Construction Corp.

APPROVED

3 Award of a Contract for Replacement of Underground Water and Fire Line Distribution Piping

Location:	Lexington
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$2,790,000.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Empire Control Abatement, Inc. The first lowest bidder was deemed non-responsive for failure to include critical components of the contract scope of work in its bid proposal.

APPROVED

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

Location:	Wald
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – Federal, City, FEMA, CDBG-DR & Insurance
Amount:	\$6,671,000.00
Projected Section 3 Hires:	7

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Technico Construction Services, Inc.

APPROVED

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

Location:	Haber
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$39,464,000.00
Projected Section 3 Hires:	10

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

APPROVED

6 Award of a Contract for Senior Center Upgrade

Location:	Fort Washington Avenue Rehab
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – City
Amount:	\$1,067,450.00
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, UTB-United Technology, Inc.

APPROVED

7 Award of a Job Order Contract for Electrical Work

Location:	Various (Bronx & Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – State
Amount:	\$5,000,000.00
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, Commerce Electrical Contracting Corp., 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

8 Authorization to Amend an Agreement with Curtis+Ginsberg Architects, LLP Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,805,820.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with Curtis+Ginsberg Architects, LLP for architectural and engineering services related to the Hurricane Sandy Resiliency and Renewal Program, authorized by Board Resolution 15-1/28-10 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services for the additional assigned work during the remainder of the five-year term, which commenced on April 13, 2015 and is continuing through April 12, 2020.

APPROVED

9 Authorization to Amend an Agreement with MDSzerbaty+Associates Architecture LLC Related to the Response to and Recovery from Hurricane Sandy

Location:	Ocean Bay Apartments (Bayside)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$1,455,288.52
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with MDSzerbaty+Associates Architecture LLC for architectural and engineering services related to the Hurricane Sandy Resiliency and Renewal Program, authorized by Board Resolution 15-2/25-11 for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services for the additional assigned work during the remainder of the five-year term, which commenced on March 24, 2015 and is continuing through March 23, 2020.

APPROVED

- 10 Authorization to Ratify a Change Order to Contract No. PL1427984 Awarded to Vital Plumbing, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Lower East Side Rehab (Group 5)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$32,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify a change order to this contract awarded to Vital Plumbing, Inc. for plumbing and fire protection restoration, which did not require initial Board approval and as subsequently amended for an initial 350-day term, to increase the amount, in order to fund the installation of three (3) circulator pumps during the remainder of an additional term, which commenced on June 1, 2016 and is continuing through April 27, 2017.

APPROVED

- 11 Authorization to Appoint NYCHA's (i) Chair and CEO, (ii) Earliest Appointed Present Resident Board Member, (iii) General Manager and COO, and (iv) Executive Vice-President for Legal Affairs and GC to serve as Directors of the Boards of the NYCHA III Parent HDFC and NYCHA III SPE GW Houses HDFC

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

Authorization is requested to appoint New York City Housing Authority's ("NYCHA") (i) Chair and Chief Executive Officer, (ii) Earliest Appointed Present Resident Board Member, (iii) General Manager and Chief Operating Officer, and (iv) Executive Vice-President for Legal Affairs and General Counsel to serve as Directors of the respective Boards of the NYCHA III Parent Housing Development Fund Corporation and the NYCHA III SPE GW Houses Housing Development Fund Corporation (each individually, the "HDFC"), pursuant to Article XII of the respective HDFC's Certificate of Incorporation.

APPROVED¹

12 Authorization to Appoint Derrick Cephas as Vice-Chair of the Board of the New York City Housing Authority

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

Authorization is requested to appoint Derrick Cephas as Vice-Chair of the Board of the New York City Housing Authority (the "Authority"), pursuant to Section 1.06 of the Authority's By-Laws, as established by Board Resolution 58-8-515 with subsequent amendments of which the most recent is by Board Resolution 14-9/24-38.

APPROVED²

13 Award of a Requirement Contract for Kitchen Stainless Steel Sinks

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$3,395,988.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Krasman Supply Corporation d/b/a Dayton Supply Company, for the not-to-exceed amount.

APPROVED

14 Award of a Requirement Contract for Compactor Bags

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$9,222,395.00
Projected Section 3 Hires:	N/A

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

APPROVED

15 Award of a Requirement Contract for Kitchen Cabinets

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$3,673,081.80
Projected Section 3 Hires:	N/A

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

APPROVED

16 Authorization to Enter into an Agreement with Carahsoft Technology Corporation

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating - Federal
Amount:	\$1,488,814.32
Projected Section 3 Hires:	N/A

Authorization is requested to enter into this agreement with Carahsoft Technology Corporation for Veritas software licenses, implementation, maintenance, and support services, commencing on April 28, 2017 through April 27, 2020, 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, pursuant to the terms and conditions of the US General Services Administration Contract Number GS-35F-0019Y.

APPROVED

17 Authorization to Adopt a Paid Parental Leave Policy

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

Authorization is requested to adopt a Paid Parental Leave Policy, consistent with Section I of Mayor's Personnel Order No. 2016/1 which established the paid parental leave regulations for managerial and original jurisdiction employees in active status (the "Policy"). The Policy shall be effective May 1, 2017.

APPROVED

- 18 Board Member Dinzey-Flores moved that the Members be authorized to meet in Executive Session today to discuss the Civil Investigative Demand.

APPROVED



Vilma Huertas
Corporate Secretary

¹ Chair Olatoye and Board Member Gonzalez abstained from voting on this item.
² Board Member Cephas abstained from voting on this item.



NYCHA Board Calendar Meeting

Chair's Report

April 26, 2017

Overview

- ❑ NYCHA's Response to Federal Funding Cuts
 - Review of Funding Cuts
 - More Coalition-Building
 - No Cuts Coalition Rally

- ❑ Updates
 - Permanent Exclusion Hearing
 - Childcare Business Pathways
 - NYPD Housing Bureau Welcomes New Class
 - Mold Pilot
 - Green City Force and NYCHA Youth Celebrate Green Day

Federal Funding Threats

FUNDS THIS YEAR

Rest of FY17

(Apr 29, 2017 - Sept 30, 2017)

- ❑ Congressional approval of Continuing Resolution (CR) to fund government thru Sept
- ❑ Additional Proration

FUNDS NEXT YEAR

FY18

(Oct 1, 2017 - Sept 30, 2018)

- ❑ Congressional approval of FY18 funds — possible approval of President's proposed **deep cuts** to HUD
- ❑ (Possible CR for FY18)
- ❑ Additional Proration

-\$6.2 Billion FY18 HUD CUTS

Eliminates CDBG, HOME, Choice Neighborhoods

PUBLIC HOUSING (-\$2 Billion)

68%

National Cut: -\$1.3 B

CAPITAL

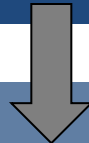


CAPITAL
-\$200 Million
Loss

13%

National Cut: -\$600 M

OPERATING



OPERATING
-\$100-150
Million Loss

Totaling **≈ -\$350 Million to NYCHA**

SECTION 8

9%

National Cut: -\$1.8 B

SECTION 8



**Loss – 7,600
Vouchers**

NYCHA Board Member & Youth Advocate for Public Housing in Washington



NYCHA Board Member Jacqueline Young and advocates meeting with Congressman Jose Serrano – April 4



Youth Council Member Mya Pyle (Audubon Houses) advocated for public housing on Capitol Hill. Pictured with Congresswoman Maxine Waters of California at the National Low Income Housing Coalition (NLIHC) Conference – April 4



NYCHA residents and advocates meet with Congresswoman Nydia Velasquez' Office – April 4

Coalition Advocacy in Action



EVP of External Affairs David Pristin participates in National Low Income Housing Coalition (NLIHC) Conference Panel – April 3

NYCHA Chair Olatoye with Senator Schumer and advocates at the #NoCutsCoalition press conference – April 18



#NoCutsCoalition Rally

April 18th



Permanent Exclusion Policy



NYCHA
General Counsel
David Farber

NYCHA
Legal Senior Advisor
Dan Hafetz

NYCHA
VP for Safety
Gerald Nelson



The Bronx
Defenders



- NYCHA's New PE Policy
- ☐ Clearer, written guidelines for when PE can be lifted
- ☐ New user-friendly application for lifting PE – available online
- ☐ Clearer guidance on when to apply PE

Childcare Business Pathways



Toya Frederick-Leak plans to open *Leak's of Love Family Daycare* ... She hadn't thought about a career in childcare until she came across the program.



NYC Public Housing Residents Ready to Open Doors to New Businesses

BY OSCAR PERRY ABELLO | APRIL 18, 2017



NYPD Welcomes Newest Class to Housing Bureau



New Officers in 109th Precinct visit Edward Perez, Property Manager at Latimer Gardens

New Pilot: Mold Busters

DAILY NEWS

NYCHA enlists Mold Busters to combat moisture, growth in units

BY GREG B. SMITH

NEW YORK DAILY NEWS Saturday, April 22, 2017, 5:25 PM



Anuncian nuevo programa de NYCHA para erradicar el moho en al menos 38 edificios de vivienda pública



Mold Busters *Skills + Equipment*



- New Tools (moisture meters)
- Innovative Remedies (mold-killing paint)
- Enhanced Training

Making an Impact: Green City Force

Farms at Red Hook Houses, Wagner Houses and Howard Houses



Provide fresh, local food to residents



330
program
graduates

South Bronx Youth Leadership Celebrate Green Day

Youth Council
initiative to bring
South Bronx NYCHA
residents together for
a safe, fun and
engaging event



**SOUTH BRONX
YOUTH LEADERSHIP COUNCIL**

Green Day

an outdoor anti-violence
UNITY EVENT
"Hear My Voice!"

APRIL 12TH 2017
10 AM - 5 PM

Where:
Betances Community Center
547 East 146th Street
Bronx, NY 10454
WWW.SBGREENDAY2017.EVENTBRITE.COM

Live Music **Face Painting** **Live Art**

Partners
Health First / New Yorkers for Parks (NY4P) / New York Restoration Project (NYRP) / New York City Department of Sanitation (DSNY) / Social Service Employees Union Local 371 / Casita Maria Center for Arts & Education / Materials for the Arts (MFTA) / BronxWorks / Aaron Ambrosia World's Strongest Borough Project / Bronx Children's Museum / Sheltering Arms - Betances Early Childhood Development Center / East Side Settlement / Grow NYC / Green City Force / NY Botanical Garden

Co-Sponsors
 UnitedHealthcare Community Plan freshdirect RETANCES Resident Association

Special Thanks To: New York City Housing Authority's Resident Engagement Department, Office of Safety and Security, Management Services Department and Betances Community Center



THREE-THOUSAND ONE HUNDRED AND THIRTEENTH MEETING

Wednesday, April 26, 2017

ADJOURNMENT

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

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

Vilma Huertas
Corporate Secretary