

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND SECOND MEETING

Minutes of Board Meeting

Wednesday, April 27, 2016

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
Beatrice Byrd, Member
Derrick D. Cephas, Member
Zaire Z. Dinzey-Flores, Member
Willie Mae Lewis, Member
Michael P. Kelly, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, April 27, 2016

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 30, 2016

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 27, 2016

- 1 Authorization to Submit (i) a Significant Amendment to the Authority's FY2016 Annual PHA Plan, (ii) the FY2016 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan and (iii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Research & Management Analysis
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit (i) a significant amendment to the Authority's FY 2016 Annual Public Housing Agency ("PHA") Plan to include the disposition of parcels of land at Holmes Towers (NY005011390) in Manhattan and Wyckoff Gardens (NY005011630) in Brooklyn, pursuant to the United States Department of Housing and Urban Development's ("HUD") Annual Plan PHA regulations at 24 CFR 903.7(h), (ii) the FY 2016 Capital Fund Annual Statement/Performance and Evaluation Report and Five-Year Capital Plan, and (iii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD, in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998.

The Annual PHA Plan provides details about the PHA's current programs and the resident population served, as well as the PHA's strategy for addressing the housing needs of currently assisted families and the larger community.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

- 2 Authorization to Amend the Agreement with New York State Industries for the Disabled, Inc.

Location:	Non-Development
Administering Department:	Real Estate Services
Funding Source:	Operating - Federal
Amount:	\$538,432.45
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with New York State Industries for the Disabled, Inc. for janitorial, cleaning and pest control services, authorized by Board Resolution 11-12/7-3 and as amended by Board Resolution 15-5/27-2 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 remainder of the second one-year renewal option, which commenced on March 27, 2016 and is continuing through March 26, 2017.

APPROVED

- 3 Award of a Requirement Contract for Grounds Improvements and Section 504 Accessibility

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – City
Amount:	\$10,000,000.00
Projected Section 3 Hires:	4

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Empire Control Abatement, Inc., 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

4 Award of a Requirement Contract for Exterior Restoration at Site Specific Developments

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Local Law 11
Funding Source:	Capital – Federal, City, Mixed Finance & Other
Amount:	\$17,624,681.66
Projected Section 3 Hires:	5

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Neelam Construction Corporation, for the not-to-exceed amount.

APPROVED

5 Award of a Requirement Contract for Closure of Petroleum Products Storage Tank System Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$10,363,100.00
Projected Section 3 Hires:	4

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Gemstar Construction Corp. The first and second lowest bidders were deemed non-responsive for not holding the proper certification in order to perform this work, as outlined in the contract specifications.

APPROVED

6 Award of a Job Order Contract for General Construction

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance & Insurance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required bid bonds. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

7 Award of a Job Order Contract for General Construction

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance & Insurance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Jemco 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

8 Award of a Job Order Contract for General Construction

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance & Insurance
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

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

9 Award of a Job Order Contract for Roofing

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal, City, Mixed Finance & Insurance
Amount:	\$15,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, APS 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 Rejection of All Bids for a Job Order Contract for Hazardous Materials

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
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 job order contract will be re-bid.

APPROVED

11 Rejection of Sole Bid for a Job Order Contract for Hazardous Materials

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

12 Rejection of All Bids for a Job Order Contract for Roofing

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
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 job order contract will be re-bid.

APPROVED

13 Rejection of Sole Bid for a Contract for Replacement of Interior Stairs

Location:	Robinson
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 contract will be re-bid.

APPROVED¹

14 Rejection of All Bids for a Requirement Contract for Grounds Improvements

Location:	Various (Bronx, Brooklyn & Queens)
Administering Department:	Capital Projects Division – City Capital
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.

APPROVED¹

15 Authorization of a Change Order to Contract No. RF1332177 Awarded to Rockmore Contracting Corp.

Location:	Harlem River
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital - Federal
Amount:	\$934,169.28
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Rockmore Contracting Corp. for major renovations, authorized by Board Resolution 14-1/29-5, to increase the not-to-exceed amount, in order to cover the costs for work for an additional three (3) vacant apartments and additional quantities of various items for occupied apartments.

APPROVED¹

- 16 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 – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$6,296,688.00
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, to increase the not-to-exceed amount, in order to cover the costs for continuation of the lease of all temporary boilers for an additional twenty-four (24) months.

APPROVED¹

- 17 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 – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$698,670.00
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, to increase the not-to-exceed amount, in order to cover the costs for relocating the temporary boilers at Gravesend.

APPROVED¹

- 18 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 – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$5,207,040.00
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, to increase the not-to-exceed amount, in order to cover the costs for continuation of the lease of all temporary boilers for an additional twenty-four (24) months.

APPROVED¹

- 19 Authorization of a Change Order to 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 – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$3,643,437.60
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this 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, to increase the not-to-exceed amount, in order to cover the costs for continuation of the lease of all temporary boilers for an additional twenty-four (24) months.

APPROVED¹

- 20 Authorization to Amend an Agreement with CB&I E&I Engineering of New York, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$20,837,795.74
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with CB&I E&I Engineering of New York, P.C. (formerly Shaw Environmental & Infrastructure Engineering of New York, P.C.) for program management services related to the Hurricane Sandy Long Term Repair Program, authorized by Board Resolution 14-2/26-12 and as amended by subsequent Board Resolutions 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 March 14, 2014 and is continuing through March 13, 2017.

APPROVED¹

- 21 Authorization to (i) Submit the Authority's Proposed Energy Performance Contract to HUD for Approval; and (ii) Upon HUD's Approval of the Energy Performance Contract, Enter into an Energy Services Agreement with Ameresco, Inc. Related to Implementation of the HUD-approved Energy Performance Contract

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Energy & Sustainability
Funding Source:	Capital – EPC
Amount:	\$56,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to (i) submit the Authority's proposed energy performance contract ("EPC") to the United States Department of Housing and Urban Development ("HUD") for approval; and (ii) upon HUD approval of the EPC, enter into an energy services agreement with Ameresco, Inc. related to the implementation of the HUD-approved EPC, commencing on July 15, 2016 and continuing through July 14, 2036, or commencing on such other date as may be determined by the General Manager or the Acting Executive Vice-President for Capital Projects and continuing for twenty (20) years thereafter.

APPROVED¹

22 Authorization to Enter into an Agreement with Banc of America Public Capital Corp

Location:	Various (Citywide)
Administering Department:	Treasury Operations
Funding Source:	Operating & Capital - Federal
Amount:	\$83,820,104.72
Projected Section 3 Hires:	N/A

Authorization is requested to (i) enter into an agreement ("Agreement") with Banc of America Public Capital Corp ("BAPCC") to obtain up to \$56,000,000.00 in general obligation financing, for a total debt service amount not to exceed \$83,820,104.72, to perform or install energy conservation measures pursuant to the Energy Performance Contract ("EPC") to be submitted for approval to the United States Department of Housing and Urban Development ("HUD") as referenced in Board Resolution 16-4/27-21, commencing on July 15, 2016 and continuing through July 14, 2036, or commencing on such other date as may be determined by the General Manager or Executive Vice-President for Finance and continuing for twenty (20) years thereafter, (ii) enter into all necessary financing and ancillary documents related to the Agreement, (iii) grant to BAPCC all security interests or encumbrances associated with the EPC that are necessary to secure such financing, and (iv) reimburse the Authority from the BAPCC financing for certain non-HUD funds expended by the Authority to-date related to the EPC.

APPROVED¹

23 Authorization to Increase the Not-To-Exceed Amount of the Requirement Contract for Bulk Garbage Carting Services

Location:	Various (Brooklyn West)
Administering Department:	Operations Support Services
Funding Source:	Operating – Federal
Amount:	\$230,400.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of this requirement contract with IESI NY Corporation for bulk garbage carting services, 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 initial two-year term, which commenced on June 19, 2014 and is continuing through June 18, 2016.

APPROVED¹



Vilma Huertas
Corporate Secretary

¹ Board Member Cephas was not present for the vote on these items.



NYCHA Board Calendar Meeting

Chair's Report

April 27, 2016

NextGen@nycha.nyc.gov

Agenda

- ❑ NextGeneration NYCHA Sustainability Agenda

NextGeneration NYCHA

Sustainability Agenda

- ❑ Curb the effects of climate changes.
- ❑ Creating healthy and comfortable homes for residents.
- ❑ Goals for 2025:
 - Eliminate the root causes of mold by fixing leaks in roofs, facades, pipes and modernizing ventilation systems.
 - Ensure consistent heat and hot water (prevent unplanned outages and overheating).
 - Work to achieve City's goal of reducing greenhouse gases 80% by 2050.
 - Integrate resiliency and climate change adaptation into capital planning.
 - Incorporate sustainability into daily management and operations.



NYCHA Board Calendar Meeting

General Manager's Report

April 27, 2016

NextGen@nycha.nyc.gov

Agenda

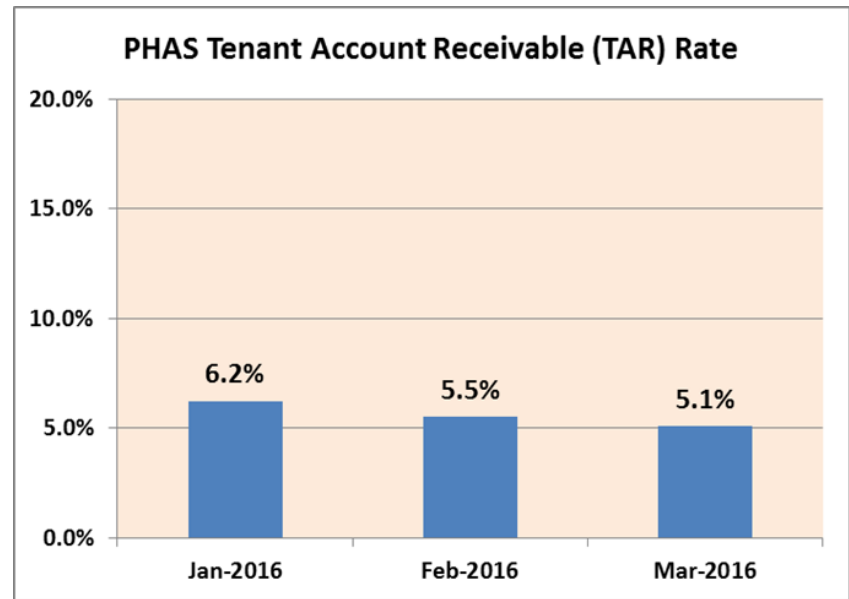
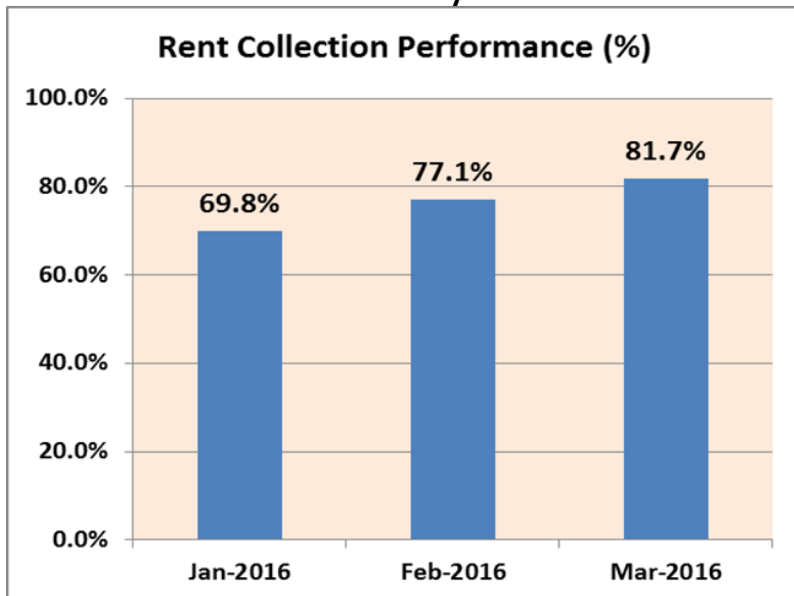
- NYCHA Key Performance Indicator (KPI) Report

Key Performance Indicator (KPI) Report

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

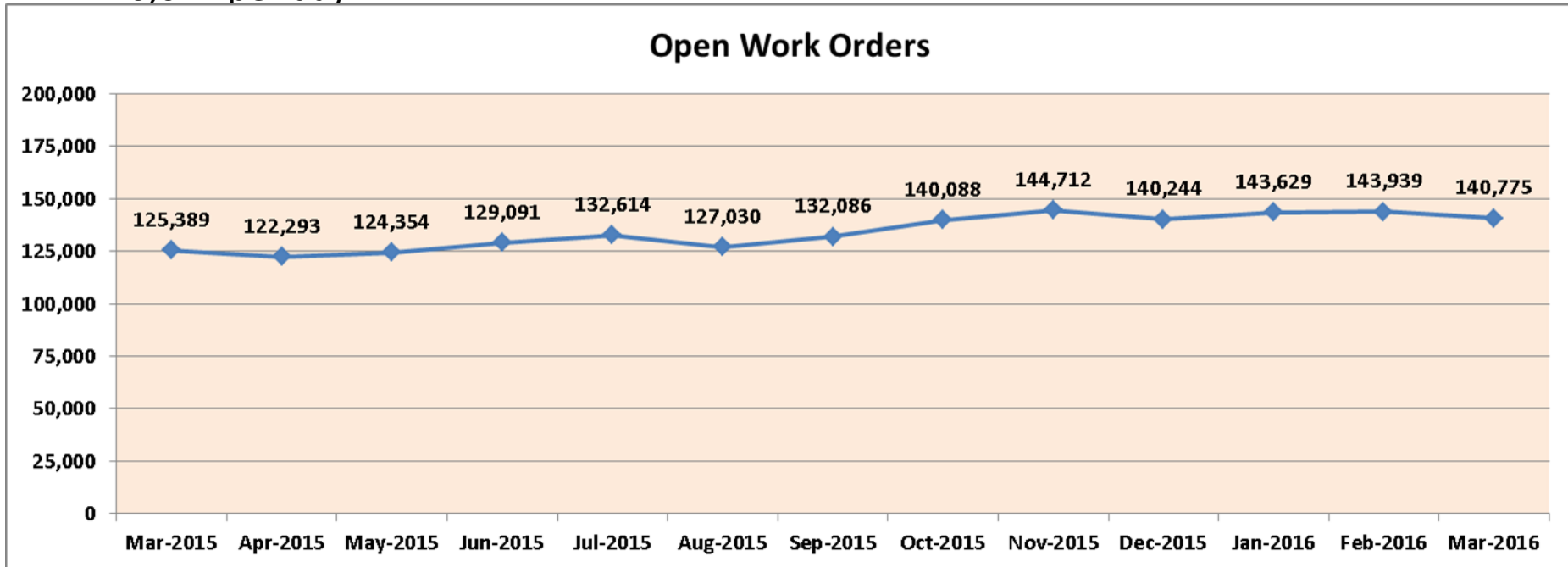
New Rent Collection Performance Report

- ❑ In March, NYCHA increased its rent collection to 81.7% from 77.1% the previous month. The HUD target is 97.5%.
- ❑ The TAR rate is the percent of tenant accounts receivables from the tenant revenue. The HUD goal is to be at less than 1.5% for the full 5 points and between 1.5% and 2.5% for 2 points.
- ❑ The PHAS Tenant Accounts Receivables (TAR) rate was 5.1% in March compared to 5.5% in February.



Work Orders Overview

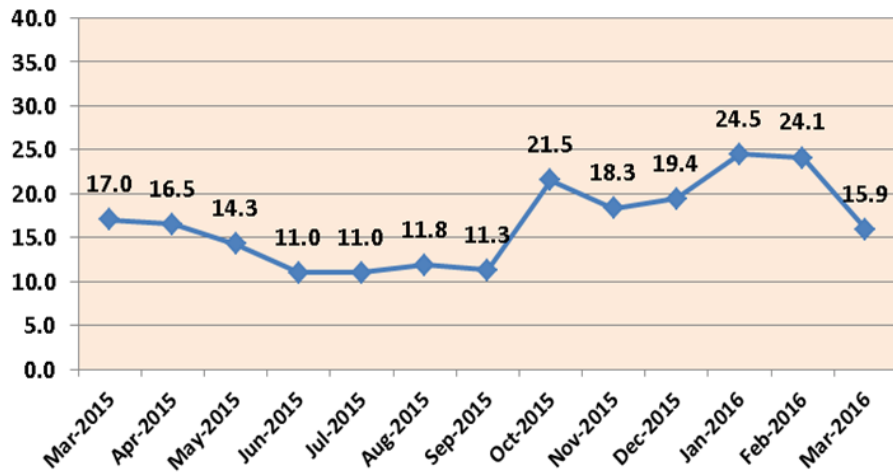
- ❑ As of March 31, 2016, there were 140,775 open work orders. The backlog was lower than the previous month and lower than the peak of almost 145,000 in November 2015.
- ❑ In the past 12 months, we created 2.78 million work orders or 231,380 per month; 53,104 per week; 7,586 per day.
- ❑ NYCHA closed 2.44 million work orders or 203,548 per month; 46,716 per week; 6,674 per day.



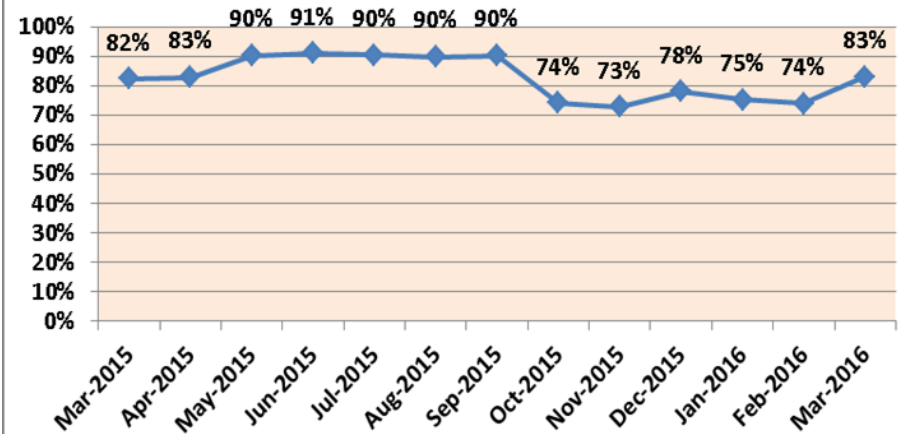
Emergency Work Orders

- 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 March 2016, the average time to resolve emergencies was 15.9 hours, which was the lowest since September 2015 and lower than the target of 24 hours.
- In March, a total of 32,701 work orders were created; 19,093 were closed with 15,916 (83%) done within 24 hours.

Average Hours to address Emergency Work Orders

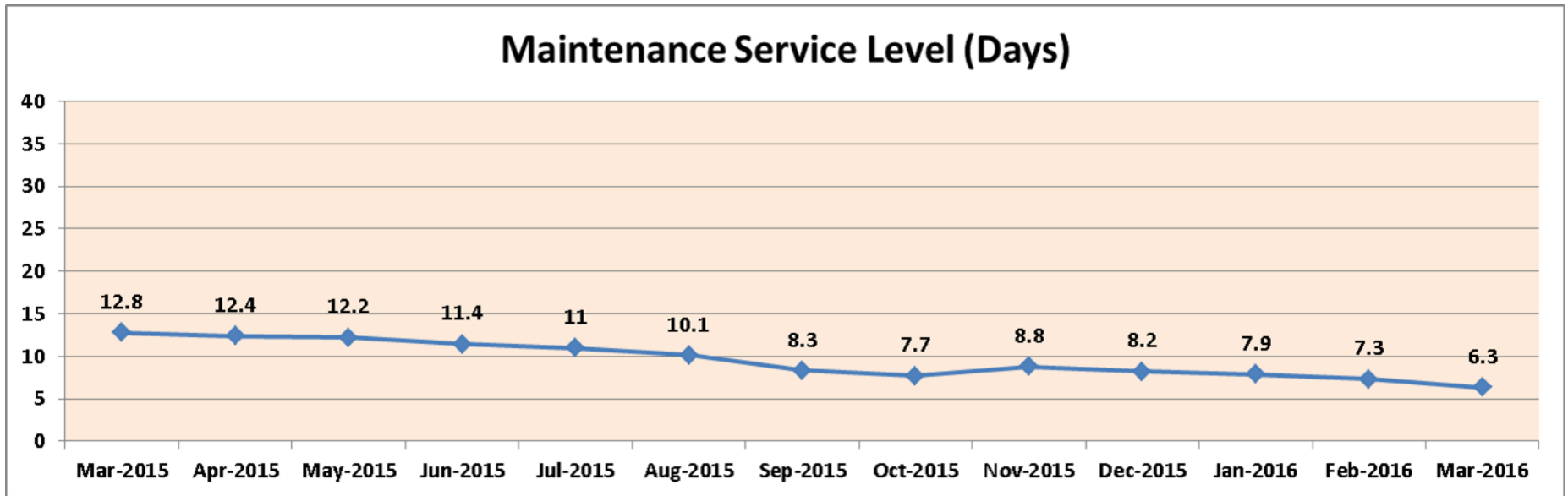


Percent (%) Emergency Work Orders Completed within 24 hours



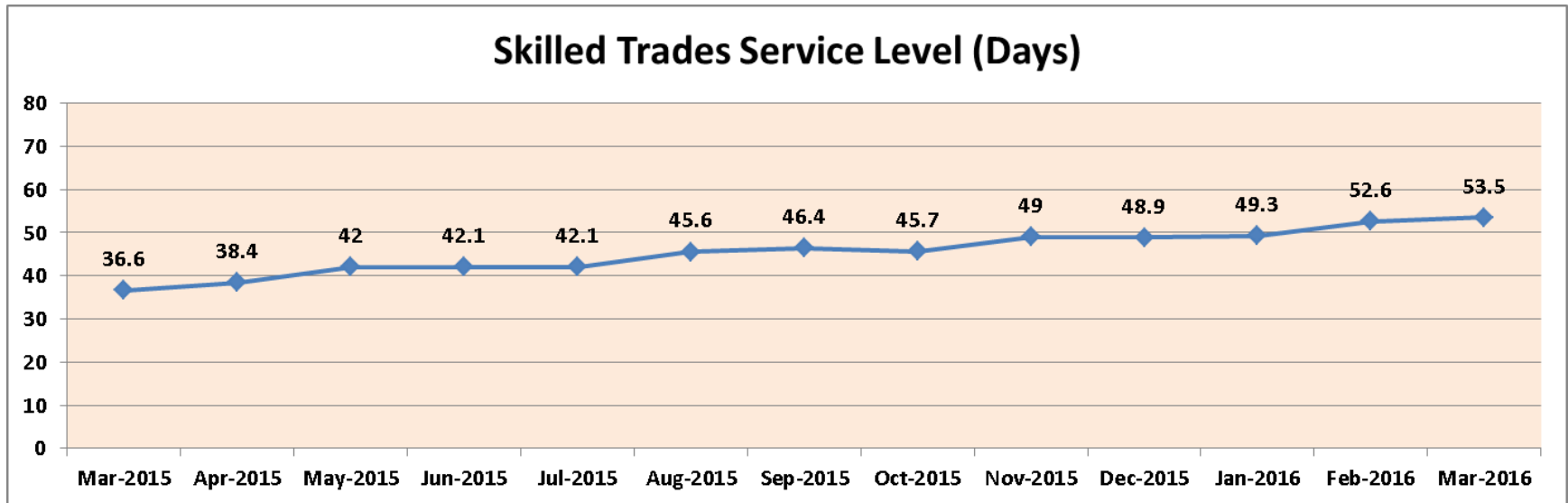
Maintenance Work Orders

- ❑ The Maintenance Service Level measures the Authority's performance in addressing simple repairs. We have set a target of 7 days.
- ❑ In March 2016, the service level was 6.3 days, lower than the target.



Skilled Trades Work Orders

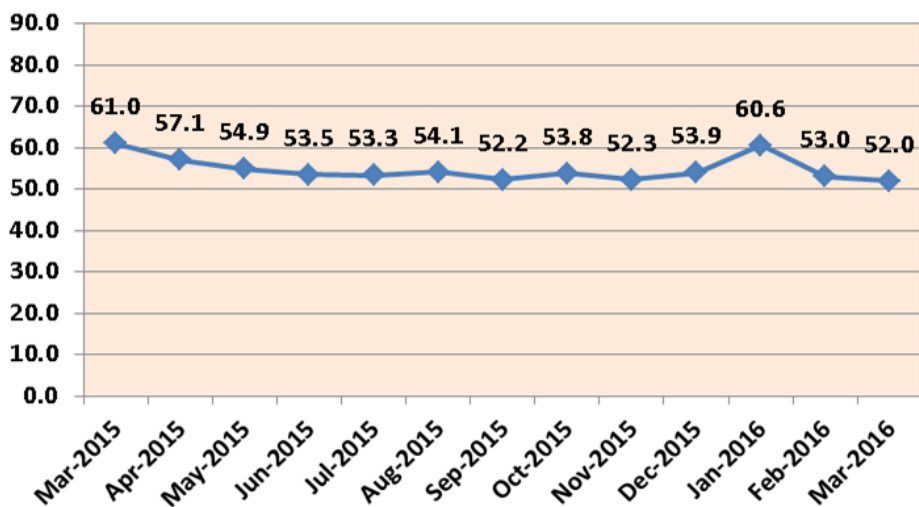
- ❑ The Skilled Trades Service Level measures the Authority's performance in addressing more complex repairs such as carpentry, painting and plastering.
- ❑ The service level continues the upward trend. It was 53.5 days in March 2016, the highest since March 2015.
- ❑ NYCHA created 105,308 skilled trades work orders compared to 94,907 in March 2015, an increase of 11%. We closed 83,628 work orders compared to 78,686 last year, an increase of 6.3%. A total of 117,875 work orders were open at the end of March 2016 compared to 83,630 the previous year, an increase of about 20%. Carpenters, Painters, Plasterers, and Vendors had the biggest increase.



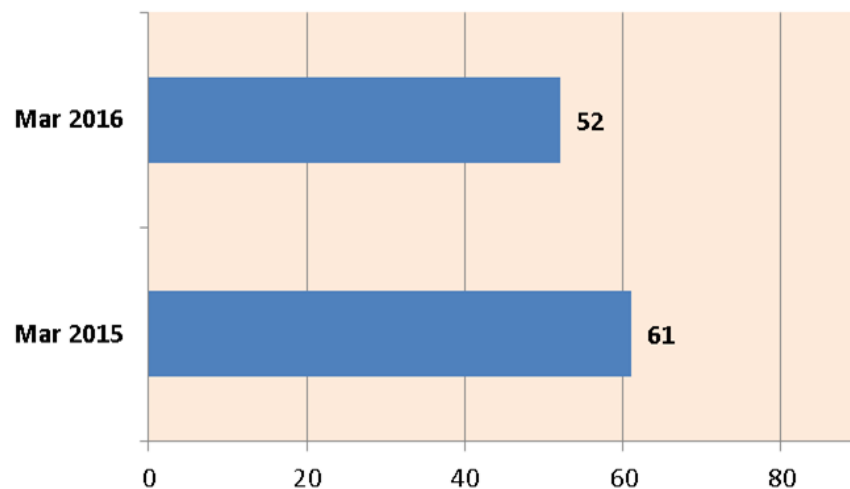
Apartment Turnaround Time

- ❑ 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 March 2016 was 52 days, a reduction of 15% compared to 61 days last March.

Apartment Turnaround (Days)

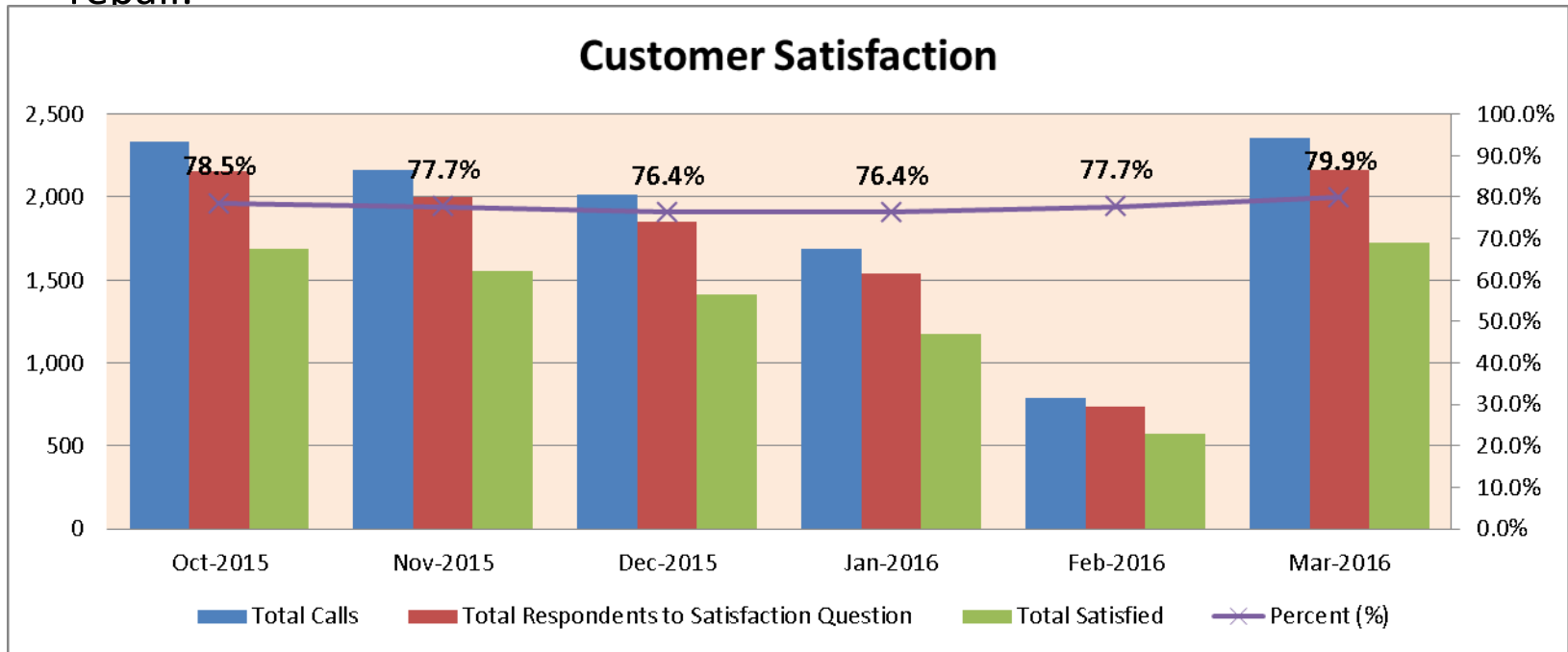


Apartment Turnaround (Days)



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 March 2016, about 80% residents reported being satisfied with their repair.

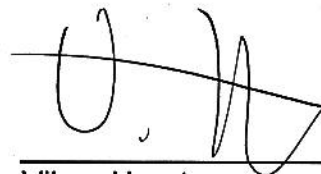


THREE-THOUSAND ONE HUNDRED AND SECOND MEETING

Wednesday, April 27, 2016

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:24 A.M.

A handwritten signature in black ink, consisting of a large 'V' followed by a stylized 'H' and a trailing flourish.

Vilma Huertas
Corporate Secretary