

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND SIXTY-SECOND MEETING

Minutes of Board Meeting

Wednesday, June 30, 2021

The meeting was held remotely.* A Quorum being present, the Chair called the meeting to order.

Present: Gregory Russ, Chair
Joseph Adams, Member
Paula Gavin, Member
Matt Gewolb, Member
Victor A. Gonzalez, Member
Jacqueline Young, Member
Vito Mustaciuolo, Chief Operating Officer
Jacqueline C. Hernandez, Esq., Corporate Secretary

*Because of the ongoing COVID-19 health crisis and in relation to Governor Andrew Cuomo's Executive Orders, the Board Meeting of the New York City Housing Authority, held on Wednesday, June 30, 2021 at 10:00 A.M., was limited to viewing the live-stream or listening via phone instead of attendance in person

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, June 30, 2021

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, June 16, 2021

APPROVED

II. Reports

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, June 30, 2021

1 Authorization to Approve the Issuance of the Authority's Fiscal Year 2020 Audited Annual Financial Statements

Location:	Non-Development
Administering Department:	Financial Accounting and Reporting Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2020 Audited Annual Financial Statements, presented in accordance with accounting principles generally accepted in the United States of America, and as recommended by the Authority's Audit and Finance Committee, in compliance with the Audit and Finance Committee Charter, adopted pursuant to Board Resolution 21-4/28-2.

APPROVED¹

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

2 Authorization to Ratify the Entering into an Agreement with Interface Cable Assemblies and Services Corp. ("ICAS")

Location:	Various (Citywide)
Administering Department:	IT Infrastructure
Funding Source:	Operating – Federal & Section 8
Amount:	\$17,000,000.00
Projected Section 3 Hires:	1

Authorization is requested to ratify the entering into an agreement with ICAS for warehousing, cabling and wireless hardware and managed services and support, which commenced on June 1, 2021 and is continuing through May 31, 2026. There are no renewal options.

APPROVED

- 3 Authorization to (i) Submit Documents to HUD for PACT Conversion; (ii) Enter into one (1) or more Ninety-Nine (99) Year Leases; (iii) Enter into a PILOT Agreement; and (iv) Provide Lessor’s Financing and Authority Subordinate Subsidy Financing

Location:	Boulevard (LLC II), Fiorentino Plaza & Belmont-Sutter Area
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	54

Authorization is requested, as it relates to the conversion of three (3) developments (the “Project Site”), consisting of 1,673 units in Brooklyn from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development (“HUD”) Notice H 2019-09/PIH-2019-23 REV-4 (September 5, 2019), as amended, and through the Authority’s Permanent Affordability Commitment Together (“PACT”) initiative, in accordance with three (3) conversion methods promulgated by HUD, to wit, Rental Assistance Demonstration program; Section 18 of the 1937 Housing Act; and federal regulations pursuant to 2 CFR Part 200 (the “Transaction”), to (i) submit documents to HUD for PACT conversion approvals; (ii) enter into one (1) or more ninety-nine (99) year leases (collectively and separately, the “Lease”) and other ancillary documents with a to be-formed housing development fund company (the “HDFC”) and Boulevard Together Owner, LLC (a joint venture by and among affiliates of: The Hudson Companies, Inc., Property Resources Corporation, Duvernay + Brooks, LLC, the Authority, and the NYC Housing Partnership Development Fund Company, Inc.), and a historic tax credit investor (collectively, the “PACT Beneficial Tenant” and with the HDFC, the “PACT Tenant”), for the leasehold conveyance of the Project Site upon HUD approval and the New York City Housing Development Corporation’s sponsor review of the PACT Partner; (iii) enter into a Payment in Lieu of Taxes (“PILOT”) agreement with the City of New York; (iv) provide financing from the Authority to the PACT Tenant, that will be evidenced by one or more notes and secured by one or more mortgages and ancillary loan documents and/or a capitalized lease structure with an initial upfront rent payment and annual rent payments over the Lease term paid from cash flow; and (v) take such further action as may be necessary to effectuate the Transaction.

APPROVED²

- 4 Authorization to (i) Submit Documents to HUD for PACT Conversion; (ii) Enter into one (1) or more Ninety-Nine (99) Year Leases; (iii) Enter into a PILOT Agreement; and (iv) Provide Lessor's Financing and Authority Subordinate Subsidy Financing

Location:	Linden (LLC II) & Pennsylvania Avenue - Wortman Avenue
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	46

Authorization is requested, as it relates to the conversion of two (2) developments (the "Project Site"), consisting of 1,922 units in Brooklyn from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development ("HUD") Notice H 2019-09/PIH-2019-23 REV-4 (September 5, 2019), as amended, and through the Authority's Permanent Affordability Commitment Together ("PACT") initiative, in accordance with three (3) conversion methods promulgated by HUD, to wit, Rental Assistance Demonstration program; Section 18 of the 1937 Housing Act; and federal regulations pursuant to 2 CFR Part 200 (the "Transaction"), to (i) submit documents to HUD for PACT conversion approvals; (ii) enter into one (1) or more ninety-nine (99) year leases (collectively and separately, the "Lease") and other ancillary documents with a to-be-formed housing development fund company (the "HDFC") and Stanley Avenue Preservation, a joint venture by and among affiliates of: L&M Development Partners Inc., Douglaston Development, LLC, SMJ Development LLC, Dantes Partners LLC, the Authority and the NYC Housing Partnership Development Fund Company, Inc. (collectively, the "PACT Beneficial Tenant" and with the HDFC, the "PACT Tenant"), for the leasehold conveyance of the Project Site upon HUD approval and the New York City Housing Development Corporation's ("HDC") sponsor review of the PACT Partner; (iii) enter into a Payment in Lieu of Taxes ("PILOT") agreement with the City of New York; (iv) provide financing from the Authority to the PACT Tenant, that will be evidenced by one or more notes and secured by one or more mortgages and ancillary loan documents and/or a capitalized lease structure with an initial upfront rent payment and annual rent payments over the Lease term paid from cash flow; and (v) take such further action as may be necessary to effectuate the Transaction.

APPROVED

5 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Clearance Inspections

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,643,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Lead By Example Environmental LLC. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Clearance Inspections

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,643,000.00
Projected Section 3 Hires:	2

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, SAI Environmental Consultants, Inc. The first lowest bidder is ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor unless and until there are no other viable bidders, and the Authority seeks to award one (1) other IDIQ contract to the first lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint Clearance Inspections

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating – Federal
Amount:	\$2,643,000.00
Projected Section 3 Hires:	0

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, The ALC Group, LLC d/b/a ALC Environmental. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder and the third lowest bidder are ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor unless and until there are no other viable bidders, and the Authority seeks to award one (1) other IDIQ contract to the second lowest bidder and one (1) other IDIQ contract to the third lowest bidder. This IDIQ contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

8 Award of a Requirement Contract for the Purchase and Delivery of Structural Supplies

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,210,472.52
Projected Section 3 Hires:	Not Required

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, J. Alperin Co., Inc. There are no renewal options.

APPROVED

9 Award of a Requirement Contract for Labor Only General Carpentry Work

Location:	Various (Bronx)
Administering Department:	Operations – Property Management, Bronx
Funding Source:	Operating – Federal
Amount:	\$1,478,400.00
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, P & K Contracting, Inc. The first lowest bidder was deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The second lowest bidder, the third lowest bidder, the fifth lowest bidder, the sixth lowest bidder, and the seventh lowest bidder were deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to satisfy the requisite prior work experience, 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

10 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:	1

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Sunlab Contractors Inc. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit the required Form of Proposal, as outlined in the Authority's bid documents. The third lowest bidder, the fourth lowest bidder and the fifth lowest bidder, were deemed non-responsive for the submission of such an unrealistically low estimated cost of labor with their respective bids that it appears unlikely the vendors will be able to perform the contract work satisfactorily and pay prevailing wage. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 11 Authorization of a Funding Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ) Contract No. 1912300 Awarded to RJ Bruno Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$981,000.00
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to this IDIQ contract awarded to RJ Bruno Inc. for water main repairs, 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 during the remainder of the initial two-year term and the one-year renewal option term, which commenced on June 13, 2019 and is continuing through June 12, 2022.

APPROVED³

- 12 Authorization of a Funding Increase to Requirement Contract No.1902353 Awarded to Campbell's Professional Services, LLC

Location:	Various (Brooklyn)
Administering Department:	Operations – Management and Planning
Funding Source:	Operating – Federal
Amount:	\$804,447.19
Projected Section 3 Hires:	11

Authorization is requested to approve a funding increase to this requirement contract awarded to Campbell's Professional Services, LLC for janitorial general cleaning and debris removal (move-out apartments and fire damage), 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 during the remainder of the one-year renewal option term, which commenced on February 13, 2021 and is continuing through February 12, 2022.

APPROVED

- 13 Authorization of a Funding Increase to Requirement Contract No. 1913388 Awarded to Hi-Tech Air Conditioning Service, Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Maintenance Repairs & Skilled Trades
Funding Source:	Operating – Federal
Amount:	\$4,591,073.95
Projected Section 3 Hires:	0

Authorization is requested to approve a funding increase to this requirement contract awarded to Hi-Tech Air Conditioning Service, Inc. for the startup, preventive maintenance and summer/winter turnover of heating, ventilating and air conditioning systems (condenser sites), authorized by Board Resolution 19-6/26-30 for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three (3) one-year renewal option terms, which commenced on June 6, 2021 and is continuing through June 5, 2024.

APPROVED

- 14 Authorization to Amend and Restate the Authority's Procurement Policy Manual

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

Authorization is requested to amend and restate the Authority's Procurement Policy Manual ("PPM"), adopted pursuant to Board Resolution 20-11/24-29. The amended PPM shall take effect as of July 1, 2021.

The amendment of the PPM shall in no way invalidate, impair or affect any action heretofore taken or anything heretofore done pursuant to Board Resolutions in effect prior to this Board Resolution.

APPROVED⁴

- 15 Authorization to Adopt Minority and Women-Owned Business Enterprise ("M/WBE") Contracting Goals Mirroring those of the City of New York

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

Authorization is requested to adopt certain M/WBE utilization goals mirroring the goals utilized by the City of New York (the "City"), in connection with certain development and procurement transactions undertaken by the Authority. This adoption by the Authority of the City's M/WBE goals shall be effective July 1, 2021.

APPROVED

- 16 Authorization to Enter into Fifteen (15) Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreements with Fifteen (15) Firms

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal, State & City
Amount:	\$600,000,000.00
Projected Section 3 Hires:	Multiple Vendors – Multiple Plans

Authorization is requested to enter into fifteen (15) IDIQ agreements with AECOM USA, Inc., The McKissack Group, Inc., JMT Of New York, Inc., T.Y. Lin International Engineering & Architecture, P.C., Gannett Fleming Engineers and Architects, P.C., LiRo Program and Construction Management, PE P.C., Jay Shapiro & Associates, Inc., STV Construction, Inc., Hill International, Inc., Aptim Engineering New York, P.C., TDX Construction Corporation, Elite Construction Company Of NY, LLC, CHA Consulting, Inc., Epic Management of NY, LLC and Atane Engineers, Architects and Land Surveyors, D.P.C. for construction management as agent services, commencing on July 15, 2021 and continuing through July 14, 2026 (or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President for Capital Projects Division and continuing for five (5) years thereafter) which includes an initial two-year term and three (3) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

APPROVED

- 17 Authorization to Ratify a Change Order to Contract No. GR1429250 Awarded to Navillus Tile, Inc./DBA Navillus Contracting Related to the Response to and Recovery from Hurricane Sandy

Location:	Astoria
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$142,787.41
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 16-1/27-9 and as subsequently amended for an initial 730-day term, to increase the amount, in order to fund the additional assigned work during the initial 730-day term, extended 201-day term, extended 181-day term and extended 366-day term, which commenced on June 13, 2016 and continued through June 29, 2020.

APPROVED

- 18 Authorization to Ratify a Change Order to Contract No. GR1429250 Awarded to Navillus Tile, Inc./DBA Navillus Contracting Related to the Response to and Recovery from Hurricane Sandy

Location:	Astoria
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$63,125.36
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a change order to this contract awarded to Navillus Tile, Inc./DBA Navillus Contracting for restoration, authorized by Board Resolution 16-1/27-9 and as subsequently amended for an initial 730-day term, to increase the amount, in order to fund the additional assigned work during the initial 730-day term, extended 201-day term, extended 181-day term and extended 366-day term, which commenced on June 13, 2016 and continued through June 29, 2020.

APPROVED

- 19 Authorization to Ratify a Funding Increase to Indefinite Delivery, Indefinite Quality ("IDIQ") Contract No. PL1901278 Awarded to D.D.S. Mechanical Plumbing & Heating Corp.

Location:	Riis II & Vladeck
Administering Department:	Capital Projects Division – Capital Planning
Funding Source:	Capital – Federal & City
Amount:	\$7,800,000.00
Projected Section 3 Hires:	2

Authorization is requested to ratify a funding increase to this IDIQ contract awarded to D.D.S. Mechanical Plumbing & Heating Corp. for gas piping replacement, authorized by Board Resolution 19-5/29-5 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 additional assigned work during the remainder of the one-year renewal option term, which commenced on May 17, 2021 and is continuing through May 16, 2022.

APPROVED

- 20 Authorization to Ratify a Funding Increase to the Agreement with D & B Engineers and Architects, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Carleton Manor
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$135,580.00
Projected Section 3 Hires:	Not Required

Authorization is requested to ratify a funding increase to this agreement with D & B Engineers and Architects, P.C. for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional inspections during the extended 1170-day term, which commenced on April 15, 2020 and is continuing through June 28, 2023.

APPROVED

- 21 Authorization to Ratify a Funding Increase to the Agreement with D&B Engineers and Architects, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Carleton Manor
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA
Amount:	\$407,702.95
Projected Section 3 Hires:	0

Authorization is requested to ratify a funding increase to this agreement with D & B Engineers and Architects, P.C. for professional construction management as agent services, authorized by Board Resolution 15-3/25-6 and as subsequently amended for a five-year term, to increase the not-to-exceed amount, in order to fund the additional staffing necessary to cover the extended project schedule during the extended 1170-day term, which commenced on April 15, 2020 and is continuing through June 28, 2023.

APPROVED

- 22 Authorization to (i) Temporarily Suspend Certain Authority Approvals Required by the Authority’s By-Laws and Procurement Policy Manual and (ii) Provide a Report at Each Board Meeting to Include the Number of Contracts Awarded and Change Orders and Funding Increases Entered into Related to EMCs

Location:	Non-Development
Administering Department:	Capital Projects Division
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to, as solely related to Elevator Modernization Contracts (“EMCs”), (i) temporarily suspend the prerequisite Authority approval of (a) contracts that are valued in excess of \$1,000,000.00, as required by Section 1.03(i)(1) of the Authority’s By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1, and Section IV(E) of the Authority’s Procurement Policy Manual (“PPM”), adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14; and (b) change orders and funding increases, as required by Section V(D) of the PPM; and (ii) at each Board Meeting, provide an EMCs report including, but not limited to, the number of (a) contracts awarded, and (b) change orders and funding increases entered into subsequent to the prior Board Meeting.

APPROVED

- 23 Authorization to (i) Temporarily Suspend Certain Authority Approvals Required by the Authority's By-Laws and Procurement Policy Manual and (ii) Provide a Report at Each Board Meeting to Include the Number of Contracts Awarded and Change Orders and Funding Increases Entered into Related to HPCs

Location:	Non-Development
Administering Department:	Capital Projects Division, Capital Planning
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to, as solely related to Heating Plant Contracts ("HPCs"), (i) temporarily suspend the prerequisite Authority approval of (a) contracts that are valued in excess of \$1,000,000.00, as required by Section 1.03(i)(1) of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1, and Section IV(E) of the Authority's Procurement Policy Manual ("PPM"), adopted by Board Resolution 20-11/24-29 and with one (1) subsequent amendment by Board Resolution 21-6/30-14; and (b) change orders and funding increases, as required by Section V(D) of the PPM; and (ii) at each Board Meeting, provide an HPCs report including, but not limited to, the number of (a) contracts awarded, and (b) change orders and funding increases entered into subsequent to the prior Board Meeting.

APPROVED

- 24 Authorization to Approve the Chair's Appointment of Matt Gewolb and Victor A. Gonzalez as Members of the Audit and Finance Committee

Location:	Non-Development
Administering Department:	Strategy and Innovation
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the Chair's appointment of Matt Gewolb and Victor A. Gonzalez as Members of the Audit and Finance Committee, pursuant to Section II of the Charter of the Audit and Finance Committee of the New York City Housing Authority, as adopted by Board Resolution 21-4/28-2. The appointment shall be effective June 30, 2021 through December 31, 2021.

APPROVED

- 25 Authorization to Approve the Chair's Appointment of Joseph Adams, Paula Gavin, Victor A. Gonzalez and Jacqueline Young as Members of the Resident and Community Affairs Committee

Location:	Non-Development
Administering Department:	Strategy and Innovation
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the Chair's appointment of Joseph Adams, Paula Gavin, Victor A. Gonzalez and Jacqueline Young as Members of the Resident and Community Affairs Committee, pursuant to Section II of the Charter of the Resident and Community Affairs Committee of the New York City Housing Authority, as adopted by Board Resolution 21-4/28-3. The appointment shall be effective June 30, 2021 through December 31, 2021.

APPROVED

- 26 Authorization to Approve the Chair's Appointment of Joseph Adams, Paula Gavin and Jacqueline Young as Members of the Operations, Compliance and Capital Committee

Location:	Non-Development
Administering Department:	Strategy and Innovation
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the Chair's appointment of Joseph Adams, Paula Gavin and Jacqueline Young as Members of the Operations, Compliance and Capital Committee, pursuant to Section II of the Charter of the Operations, Compliance and Capital Committee of the New York City Housing Authority, as adopted by Board Resolution 21-4/28-4. The appointment shall be effective June 30, 2021 through December 31, 2021.

APPROVED

27 Authorization to Approve the Chair's Appointment of Matt Gewolb and Victor A. Gonzalez as Members of the Governance Committee

Location:	Non-Development
Administering Department:	Strategy and Innovation
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to approve the Chair's appointment of Matt Gewolb and Victor A. Gonzalez as Members of the Governance Committee, pursuant to Section II of the Charter of the Governance Committee of the New York City Housing Authority, as adopted by Board Resolution 21-4/28-5. The appointment shall be effective June 30, 2021 through December 31, 2021.

APPROVED

28 Authorization to Appoint Victor A. Gonzalez as Vice-Chair of the Board of the New York City Housing Authority

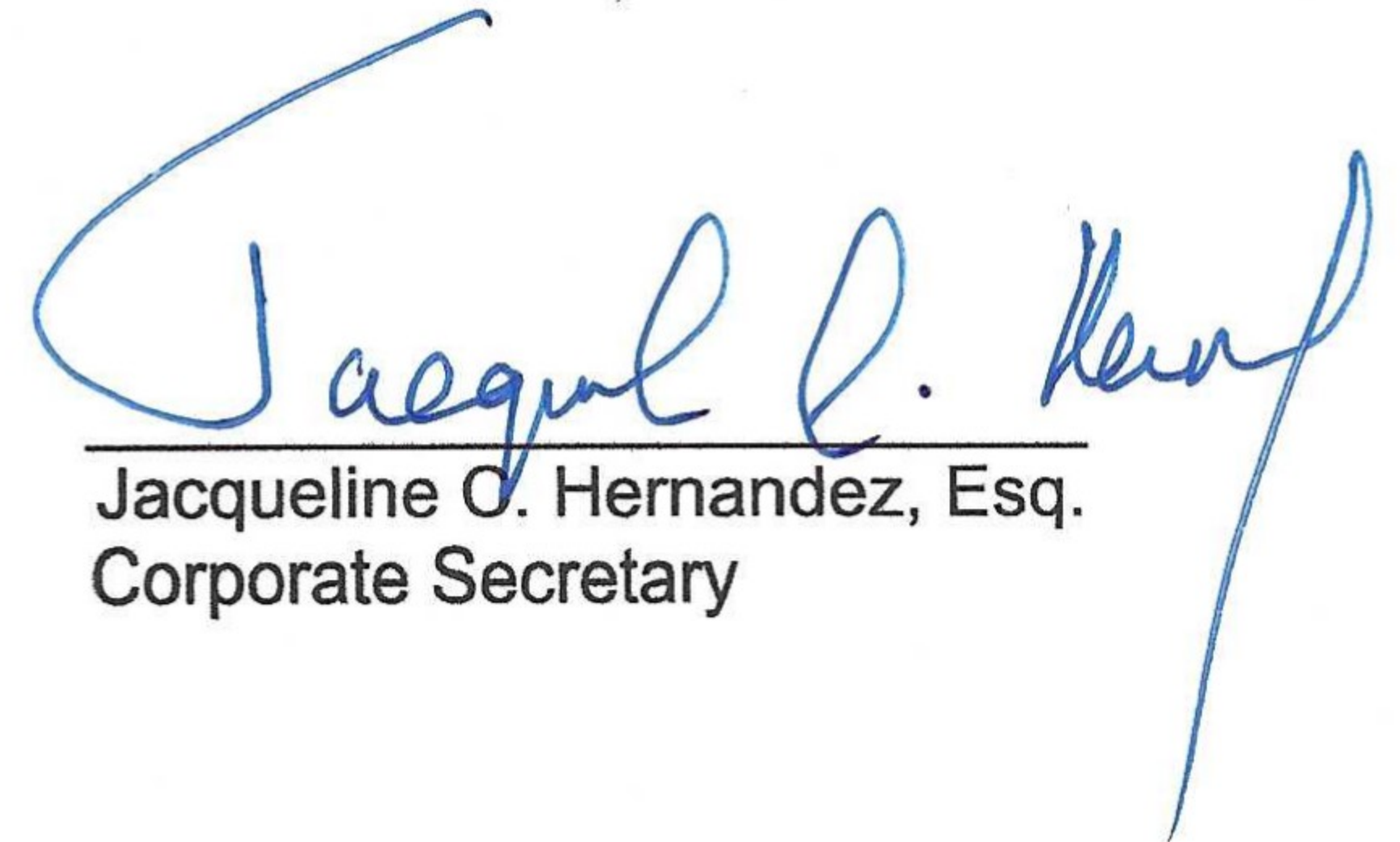
Location:	Non-Development
Administering Department:	Law
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	Not Required

Authorization is requested to appoint Victor A. Gonzalez 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, adopted by Board Resolution 58-8-515 with subsequent amendments of which the most recent is by Board Resolution 21-4/28-1. The appointment shall be effective June 30, 2021 through June 29, 2022.

APPROVED⁵

IV. Designation of Committees' Chairs

1. Audit and Finance Committee – Vice-Chair Victor A. Gonzalez
2. Resident and Community Affairs Committee – Board Member Jacqueline Young
3. Operations, Compliance and Capital Committee – Board Member Paula Gavin
4. Governance Committee – Board Member Matt Gewolb



Jacqueline C. Hernandez, Esq.
Corporate Secretary

¹ Board Member Adams abstained from voting on this item.

² Board Member Adams abstained from voting on this item.

³ Board Member Adams abstained from voting on this item.

⁴ Board Member Adams abstained from voting on this item.

⁵ Board Member Gonzalez abstained from voting on this item.



Capital Projects Division

Board Meeting Update
June 30, 2021



NEW YORK CITY
**HOUSING
AUTHORITY**

Capital Projects Division

Weatherization Assistance Program ("WAP")

In September 2019, Board Resolution #19-9/25-16 authorized, as solely related to Weatherization Assistance Program ("WAP") contracts,

(i) the temporary suspension of prerequisite Authority approval of

(a) contracts that are valued in excess of \$1,000,000.00, as required by Section 1.03(i)(1) of the Authority's By-Laws, pursuant to (a) Section 7.01 of the Authority's By-Laws, adopted by Board Resolution 58-6-515 with subsequent amendments of which the most recent is by Board Resolution 14-9/24-38,

(b) sole source contracts that are valued in excess of \$100,000.00 that would require Authority approval as required by Section 301(b)(2) of the Authority's Contract Procedure Resolution ("CPR"), adopted by Board Resolution 74-6/5-26 and with subsequent amendments of which the most recent is by Board Resolution 19-6/26-8, and

(c) change orders, as required by Section 501(a)(3) of the CPR; and

(ii) at each Board Meeting, providing a WAP contracts report including, but not limited to, the

(a) number of contracts awarded, and

(b) change orders entered into, subsequent to the prior Board Meeting.



Capital Projects Division

Weatherization Assistance Program (WAP)

Status Report as of:
6/11/2021

Background

- Apartment and common area lighting upgrades at all developments
- Ventilation improvement at all developments
- Replace inefficient refrigerators at all developments
- Window replacements
- Boiler replacements

Monthly Status Update

- **Applicable Contracts Awarded since 9/2019: 7 contracts totaling \$1,195,796.02 awarded. (See chart)**
- **Change Orders entered into since July: None**
- Funding Source: Federal Operating dollars
- Lower East Side Building – Window work pending at 1 building plus tenant not home.
- Colon LIFHE Tower - All work completed. contract closeout has begun.
- Penn Wortman – Remaining window work has resumed.
- Ocean Hill Brownsville – contract is closed.

Schedule

Listed Projects (see chart)

- Construction commenced: **March 2020**
- Anticipated Completion: **July 2021**
- Completed Energy Audits: **Begun in October 2019, completed in January 2020. Additional audits, begun in August 2020, are ongoing**

WAP Provider	Development	Address	Contract Amount	Date Awarded
Northern Manhattan Improvement Corp.	Lower East Side I Infill	206 Eldridge Street Manhattan, NY, 10002	\$198,059.40	1/14/21
Northern Manhattan Improvement Corp.	Lower East Side I Infill	45-49 Stanton Street Manhattan, NY 10002	\$128,704.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	71-77 Stanton Street Manhattan, NY 10002	\$139,798.66	2/6/20
Northern Manhattan Improvement Corp.	Lower East Side I Infill	201-215 Eldridge Street Manhattan, NY 10002	\$181,496.68	2/6/20
Margaret Community Corporation	Conlon LIHFE Tower	92-33 170th Street Jamaica, NY 11433	\$124,000.00	1/28/20
Bedford Stuyvesant Restoration Corporation	Pennsylvania/ Wortman	875 Pennsylvania Ave. Brooklyn, NY 11207	\$251,911.61	12/20/19
Crown Heights Jewish Community Council	Ocean Hill/ Brownsville	324-334 Howard Ave. Brooklyn, NY 11233	\$171,825.01	12/20/19
TOTAL			\$1,195,796.02	

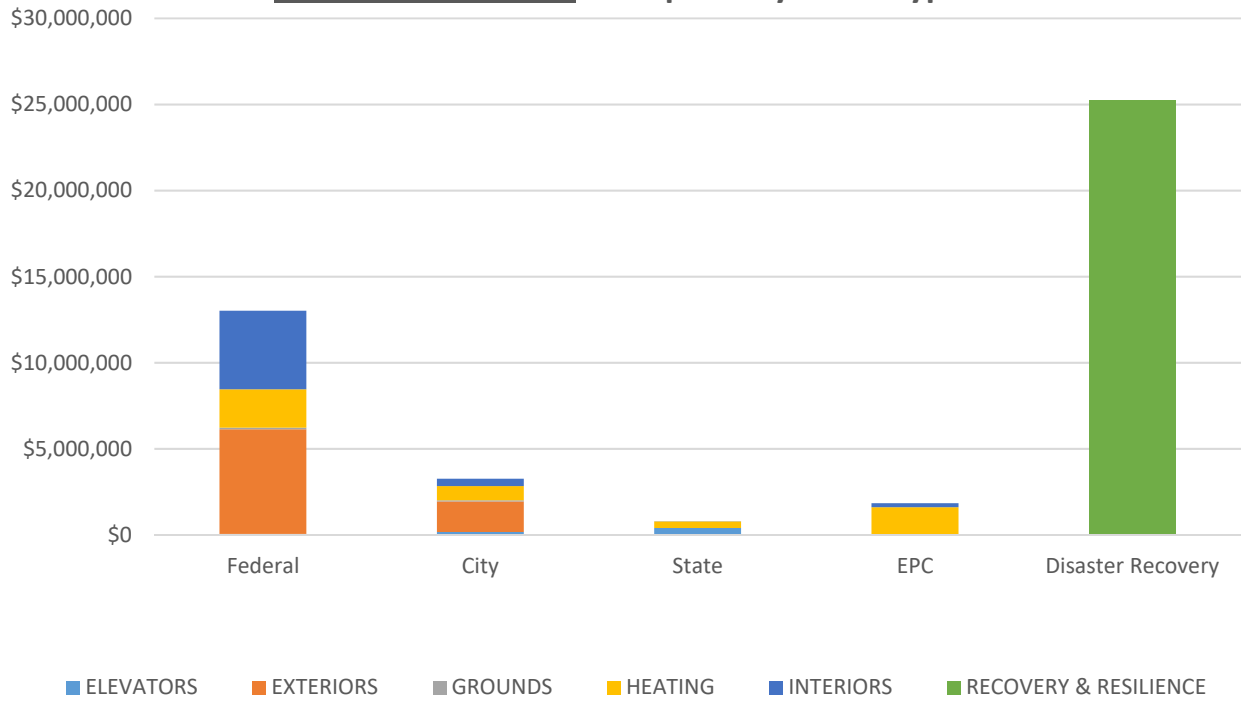
No new contracts awarded above \$1M, pursuant to the recently adopted Procurement Policy Manual



Capital Projects Division

May 2021 Spend

May 2021 Monthly CPD Spend By Work Type



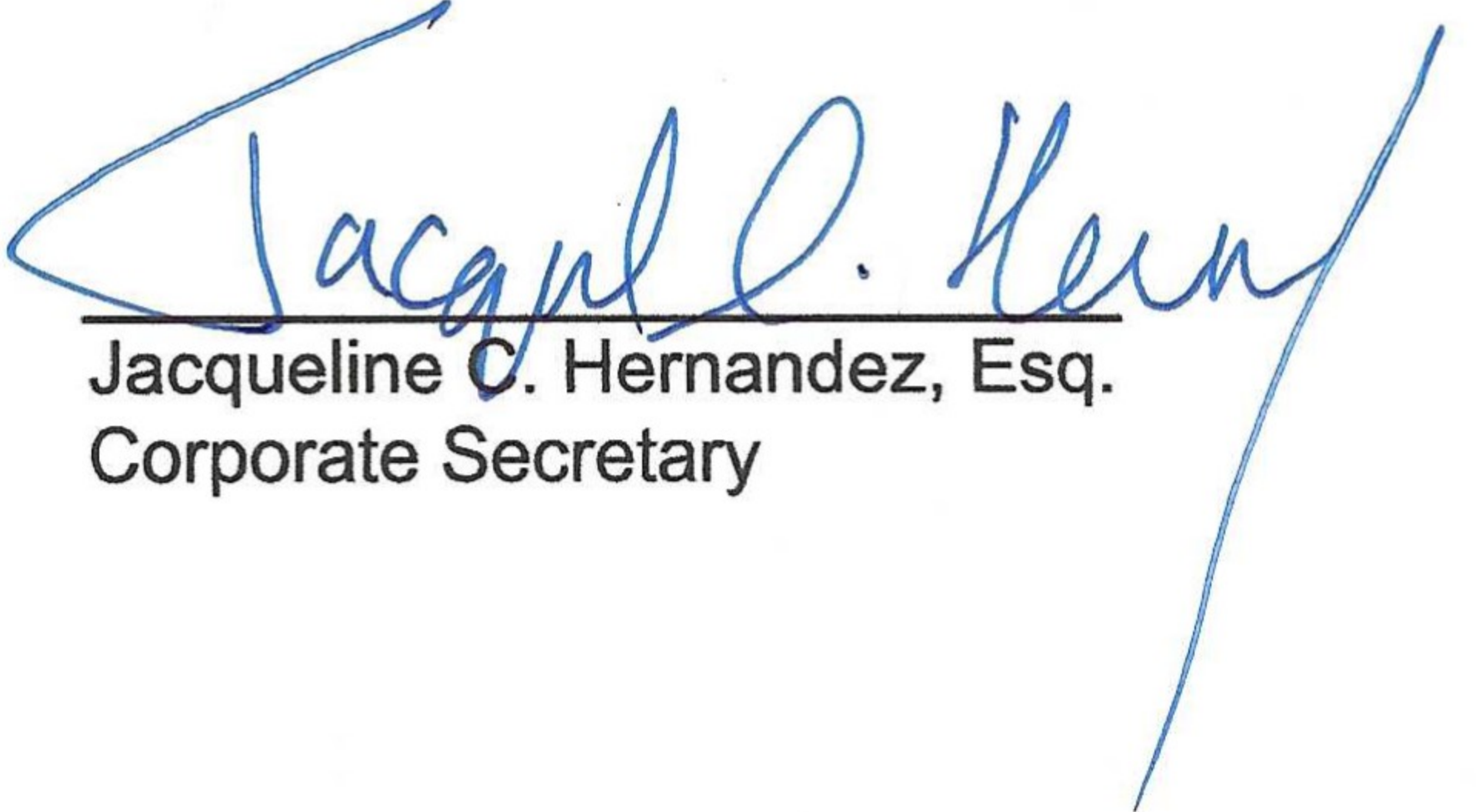
Funding Source	Spend Total
Federal	\$13M
City	\$3M
State	\$0.8M
EPC	\$2M
Disaster Recovery	\$25M
Total	\$43.8M



THREE-THOUSAND ONE HUNDRED AND SIXTY-SECOND MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:00 P.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary