

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND TWENTIETH MEETING

Minutes of Board Meeting

Wednesday, December 20, 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
Zaire Dinzey-Flores, Member
Victor A. Gonzalez, Member
Nnenna Lynch, 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, December 20, 2017

I. Authority Minutes

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

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, December 20, 2017

1 Authorization to Approve Investment Transactions

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

Authorization is requested to approve the investment transactions that were performed by the Authority's Treasury Department for the Quarter Ended September 30, 2017, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Approve the Authority's Five-Year Capital Budget Plan for Calendar Years 2018-2022

Location:	Non-Development
Administering Department:	Finance – Financial Planning & Analysis
Funding Source:	Capital – Federal, State, City & Private
Amount:	\$5,314,732,965.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the Authority's Five-Year Capital Plan for Calendar Years 2018-2022.

APPROVED

3 Authorization to Approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2018-2022

Location:	Non-Development
Administering Department:	Finance – Financial Planning & Analysis
Funding Source:	Operating – Federal, State, City & Grants
Amount:	\$3,326,677,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the Authority's Five-Year Operating Budget Plan for Calendar Years 2018-2022.

APPROVED

4 Rejection of All Bids for a Contract for Community Center Gym Upgrade

Location:	Forest
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

5 Authorization to (i) Ratify an Amendment to the Agreement with Facility Strategies Group, LLC ("FSG"); and (ii) Amend the Agreement with FSG

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Sustainability Programs
Funding Source:	Operating & Capital – Federal & Loan Proceeds
Amount:	\$1,300,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to (i) ratify this amendment to the agreement with Facility Strategies Group, LLC for engineering and consulting services, which did not require initial Board approval for an initial three-year term with two (2) one-year renewal options, for the not-to-exceed amount of \$300,000.00, in order to fund the additional assigned work; and (ii) amend this agreement with FSG, to increase the not-to-exceed amount by \$1,300,000.00, in order to fund the continued provision of services for the additional assigned work during the remainder of the initial three-year term, which commenced on June 27, 2016 and is continuing through June 26, 2019.

APPROVED

6 Authorization to Amend an Agreement with Aptim Engineering New York, P.C. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$56,007,583.00
Projected Section 3 Hires:	4

Authorization is requested to amend this agreement with Aptim Engineering New York, P.C. (formerly, "CB&I E&I Engineering of New York, P.C." and "Shaw Environmental & Infrastructure Engineering of New York, P.C.") for program management services, authorized by Board Resolution 14-2/26-12 and as subsequently amended 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 task order requested services, commencing on March 14, 2018 and continuing through June 30, 2022 or the completion of construction and close out of the Hurricane Sandy Recovery Program.

APPROVED

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

Location:	Isaacs
Administering Department:	Capital Projects Division – Recovery & Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$11,880,000.00
Projected Section 3 Hires:	7

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

APPROVED

8 Award of a Contract for Grounds Improvements

Location:	Boston Secor
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$1,320,050.00
Projected Section 3 Hires:	5

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Ziaur Bhuiyan/DBA Dynamic Construction Company.

APPROVED

9 Award of a Contract for Senior Center and Youth Center Kitchen and Bathroom Renovations

Location:	Isaacs & Holmes Towers
Administering Department:	Capital Projects Division – Project Management Team 2
Funding Source:	Capital – City
Amount:	\$2,107,000.00
Projected Section 3 Hires:	8

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Project Eye Consultants Inc.

APPROVED

10 Authorization to Amend the Agreement with National Grid Energy Management, LLC

Location:	Various (Bronx & Brooklyn)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with National Grid Energy Management, LLC (formerly, "Keyspan Energy Management") for the continued third-party operation and maintenance of the heating systems, authorized by Board Resolution 07-11/28-4 and as subsequently amended for an initial five-year term with one (1) one-year and two (2) two-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, commencing on February 1, 2018 and continuing through January 31, 2019.

APPROVED

11 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Brooklyn)
Administering Department:	Operations Support Services – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,992,238.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Boiler, 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

12 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Bronx)
Administering Department:	Operations Support Services – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,657,419.10
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Boiler, 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

13 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Manhattan)
Administering Department:	Operations Support Services – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$2,045,712.80
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Boiler, 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

14 Award of a Requirement Contract for Boiler Welding and Repair Services

Location:	Various (Queens & Staten Island)
Administering Department:	Operations Support Services – Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,087,733.20
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, New York Boiler, 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

15 Authorization of a Change Order to Requirement Contract No. 1623010 Awarded to American Security Operating Company, LLC

Location:	Various (Brooklyn East & Brooklyn West)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$376,715.70
Projected Section 3 Hires:	N/A

Authorization is requested to approve the change order to this requirement contract awarded to American Security Operating Company, LLC for survey, inspection, testing, repair and alterations to fire alarm systems, which did not require initial Board approval 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, which commenced on December 23, 2016 and is continuing through December 22, 2018.

APPROVED

- 16 Authorization of a Change Order to Requirement Contract No. 1622279 Awarded to American Security Operating Company, LLC

Location:	Various (Manhattan South)
Administering Department:	Operations Support Services – Technical Services
Funding Source:	Operating – Federal
Amount:	\$374,015.48
Projected Section 3 Hires:	N/A

Authorization is requested to approve the change order to this requirement contract awarded to American Security Operating Company, LLC for survey, inspection, testing, repair and alterations to fire alarm systems, which did not require initial Board approval 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, which commenced on September 2, 2016 and is continuing through September 1, 2018.

APPROVED

- 17 Authorization of a Change Order to Requirement Contract No. 1609616 Awarded to American Security Operating Company, LLC

Location:	Various (Queens & Staten Island)
Administering Department:	NextGen Operations
Funding Source:	Operating – Federal
Amount:	\$281,413.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the change order to this requirement contract awarded to American Security Operating Company, LLC for service of intercom systems, which did not require initial Board approval and as subsequently amended 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 April 25, 2016 and is continuing through April 24, 2018.

APPROVED

18 Authorization to Enter into a Memorandum of Understanding with the New York City Department of Citywide Administrative Services

Location:	Non-Development
Administering Department:	Administration – General Services
Funding Source:	Operating – Federal
Amount:	\$41,287,028.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into this Memorandum of Understanding with the New York City Department of Citywide Administrative Services ("DCAS") for DCAS to provide fleet maintenance, fueling and related services of the Authority's fleet, commencing on January 1, 2018 and continuing through December 31, 2022, or commencing on such other date as may be determined by the General Manager or the Chief Administrative Officer and continuing for five (5) years thereafter.

APPROVED

19 Authorization to Adopt the National Incident Management System

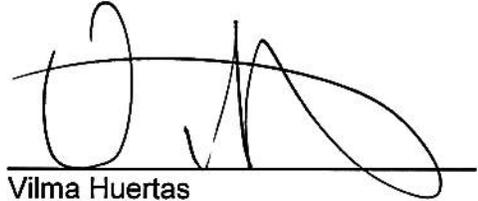
Location:	Non-Development
Administering Department:	Safety & Security
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to adopt the National Incident Management System ("NIMS"), consistent with the United States Homeland Security Presidential Directive-5, by which the Authority will manage the response to and recovery from all major emergencies and disasters. The adoption of NIMS shall be effective immediately.

APPROVED

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

APPROVED

A handwritten signature in black ink, consisting of a large, stylized 'V' followed by a series of loops and a long horizontal stroke extending to the right.

Vilma Huertas
Corporate Secretary

***While present for presentation of items 1 and 2, Board Member Young was absent for the vote of all items.**



NYCHA Board Calendar Meeting

Chair's Report

December 20, 2017



Overview

I. In Focus: Residents' Health and Safety

- Oversight and Compliance Updates

II. NextGen NYCHA Updates

- Safety and Security Improvements

III. NextGen 2017 Year in Review

In Focus: Residents' Health and Safety



Health + Safety | Free Lead Testing for 3,000 Children Living at NYCHA Developments

Starting Monday, December 18th, City of New York offers **free** blood lead level testing for

nearly 3,000 NYCHA children btw. ages 6 mos. – 8 years

in 2,300+ units painted by workers without proper certification

- Residents will be notified about service with letters and phone calls
- City providing hotline to schedule appointment
- Residents can make an appointment at any NYC Health + Hospitals location across the five boroughs

NextGen NYCHA Updates



Operate | Safety and Security Improvements

Crime at NYCHA is down by 7%



Partnership between NYCHA, NYPD, and city partners is key

MAP programming and capital improvements affect over 15 developments

Over 6,200 lights have been installed thru MAP

Operate | \$350,000 for Playground at Hylan Houses

“For years the playground at Hylan Houses was dim, unusable, and uninviting. It was important for me to advocate on behalf of the residents... today marks the fruition of those efforts. The upgrades to the single playground will be bright and welcoming.” – CM Reynoso

\$350K investment



Expected completion Spring 2018

Hylan Houses residents and staff join Councilmember Reynoso (5-L), NYCHA General Manager Michael Kelly (4-R) and NYPD Housing PSA 3 at the site in question

NEXTGEN 2017 in Review

Fund

- Fought against \$300 million in cuts to NYCHA
- Secured \$200 million in State funding
- Balanced our books



(Re)Build

- NextGeneration Neighborhoods
- RAD/PACT Rollout



Engage

- Fund for Public Housing
- KaBOOM! Partnership
- Youth Leadership Councils
- Family Re-Entry
- Employee Engagement Committee
- Childcare Business Pathways
- **NEW** Jobs Plus Center



Operate

- NGO Expansion
- Handhelds
- Online Recertification
- Section 8 Gets an "A"
- Health and Safety
- Safety and Security
- Sustainability
- Sandy Recovery





*Happy Holidays to
Our NYCHA Family!*

Representation

by Dominique Davenport, age 25
Brownsville Matters exhibit

I am NextGeneration NYCHA



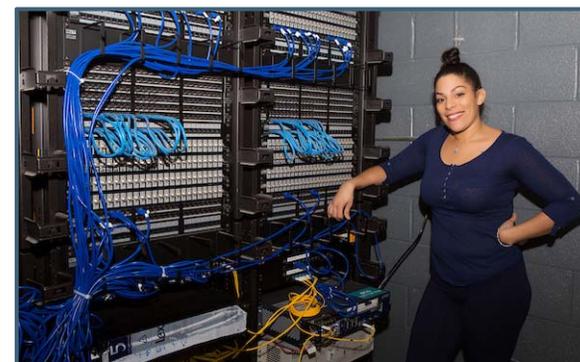
Safe



Clean



Connected





NYCHA Board Calendar Meeting

General Manager's Report

December 20, 2017



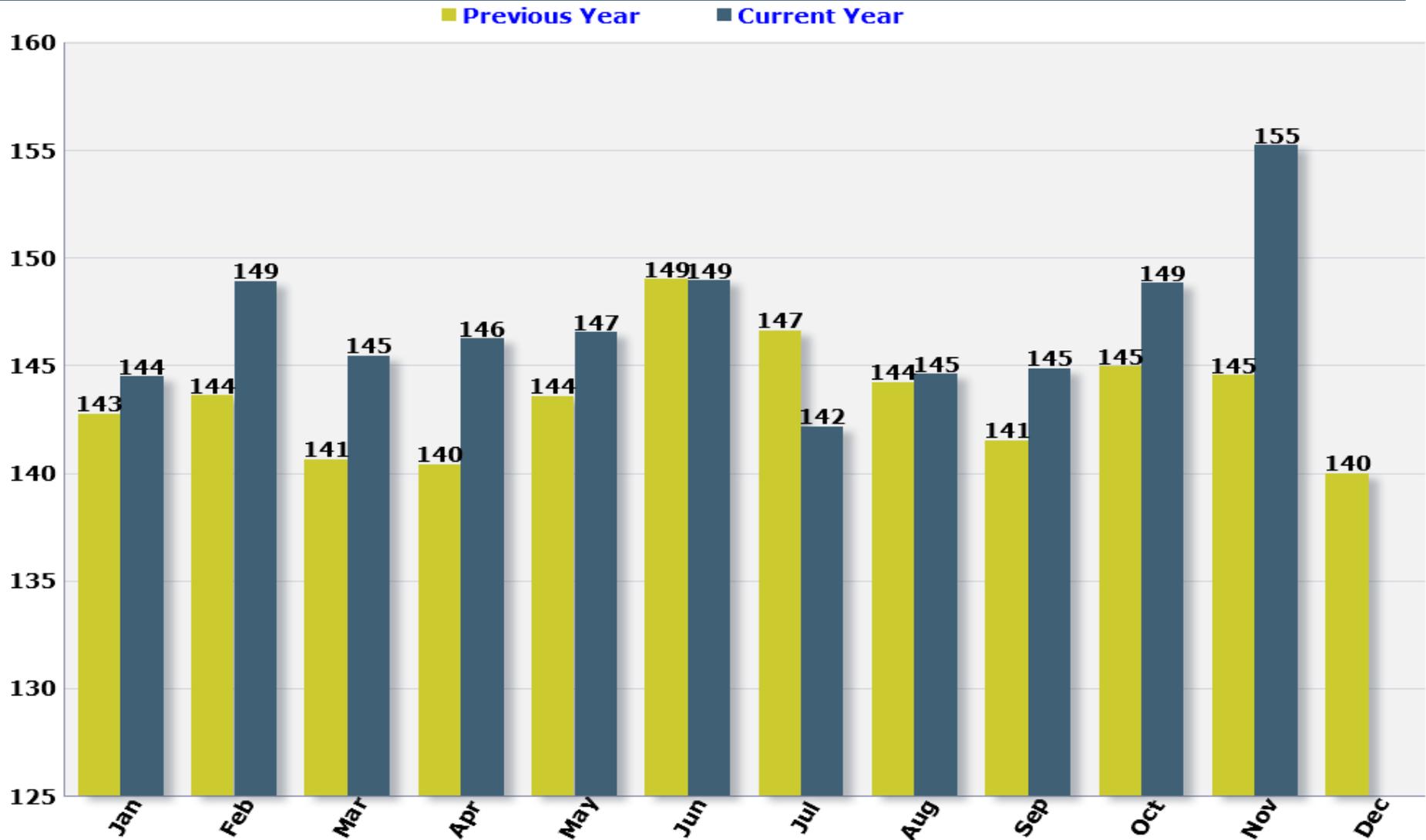
Agenda

- ❑ NYCHA Key Performance Indicator (KPI) Report

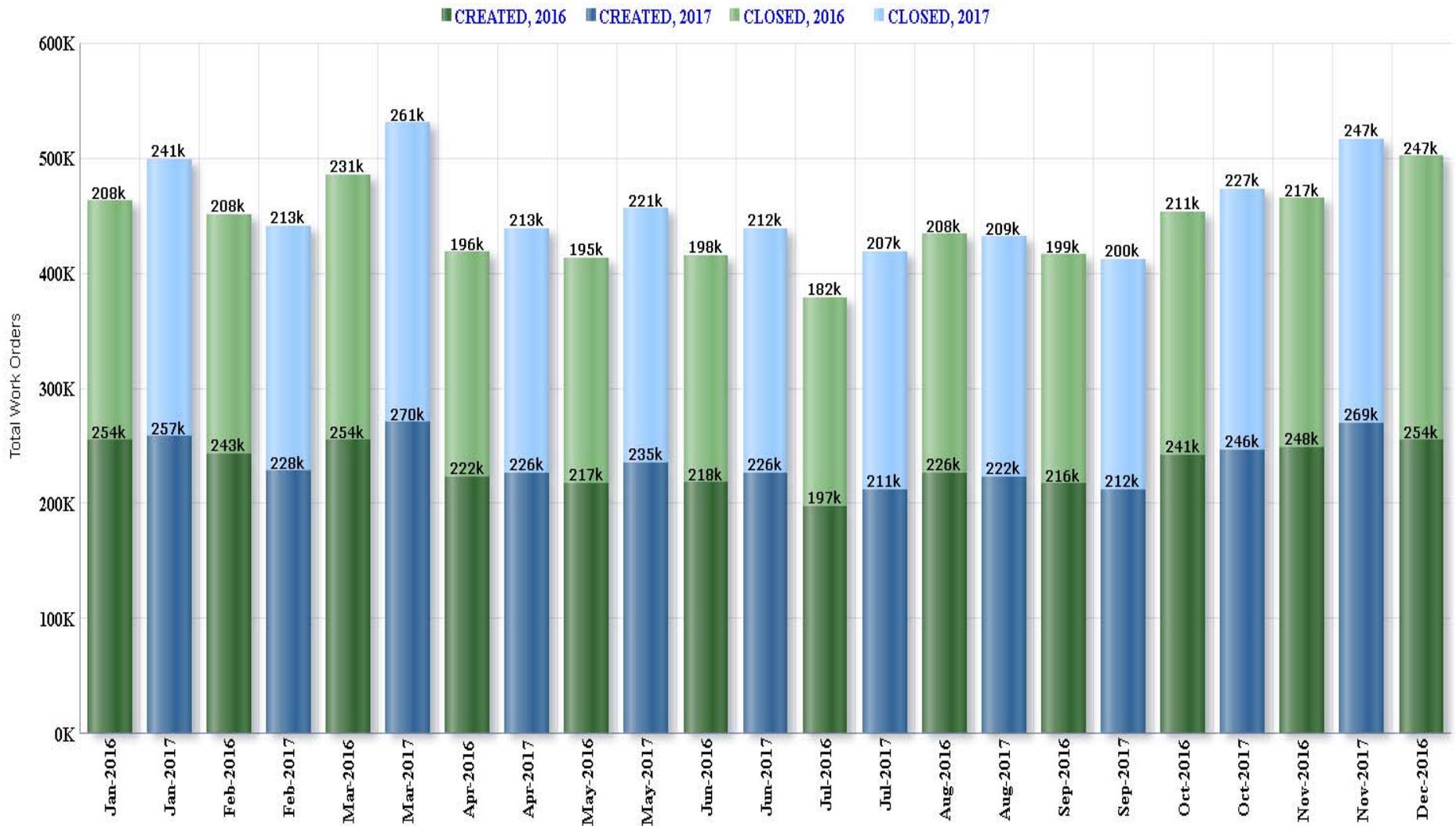
Key Performance Indicator (KPI) Report

- ❑ 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)

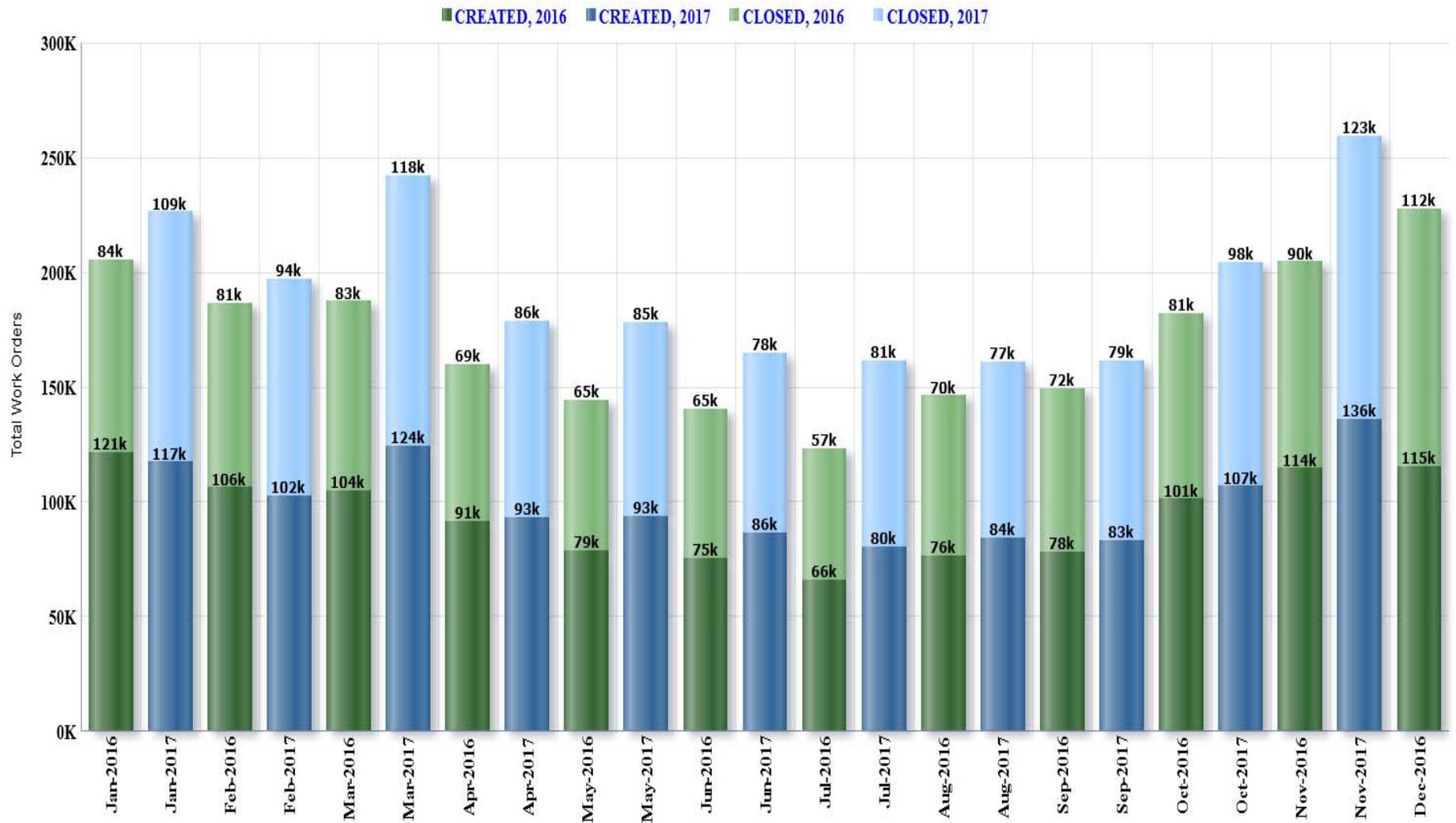
Open Work Orders (in thousands)



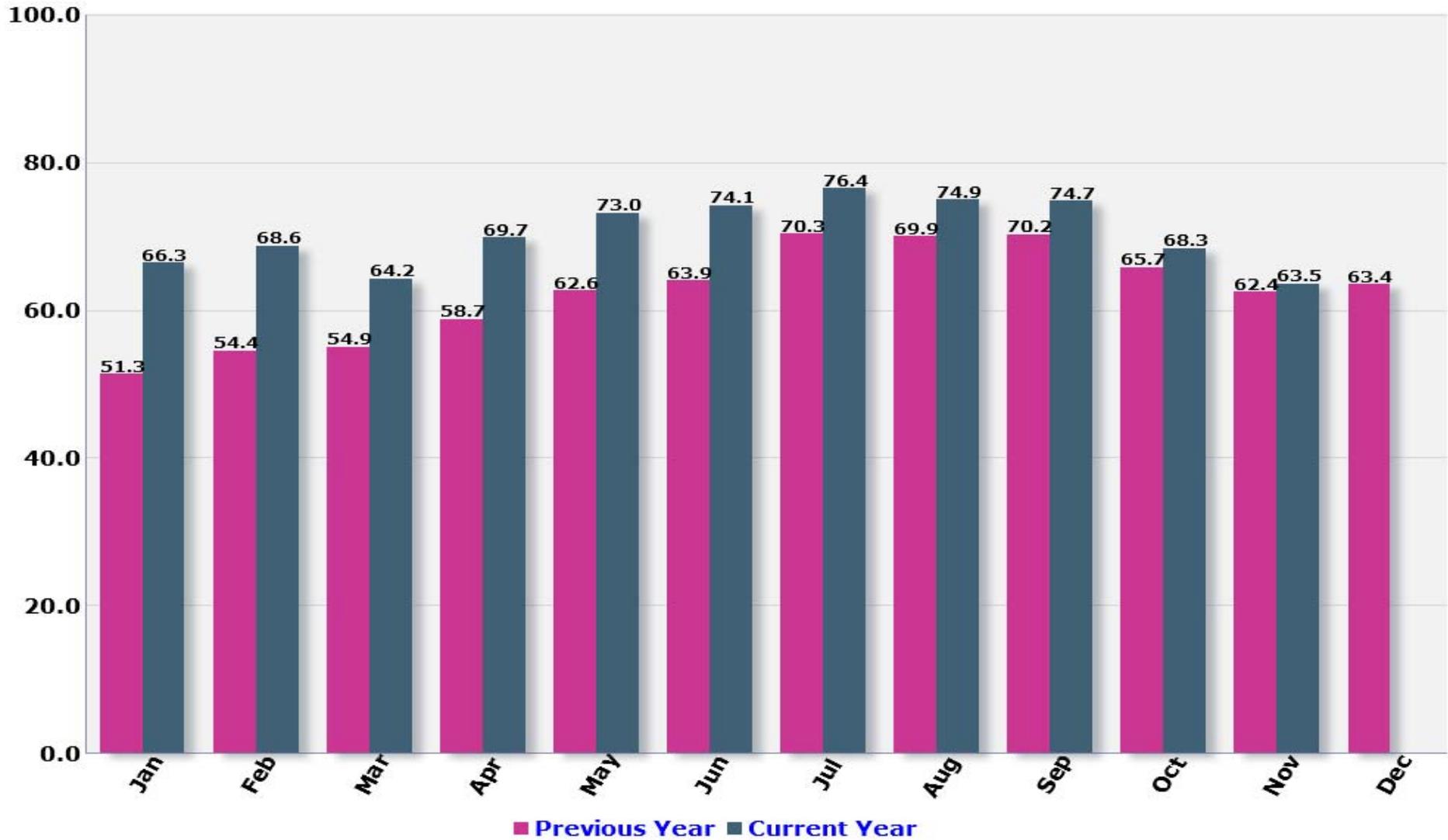
Work Orders (in thousands)



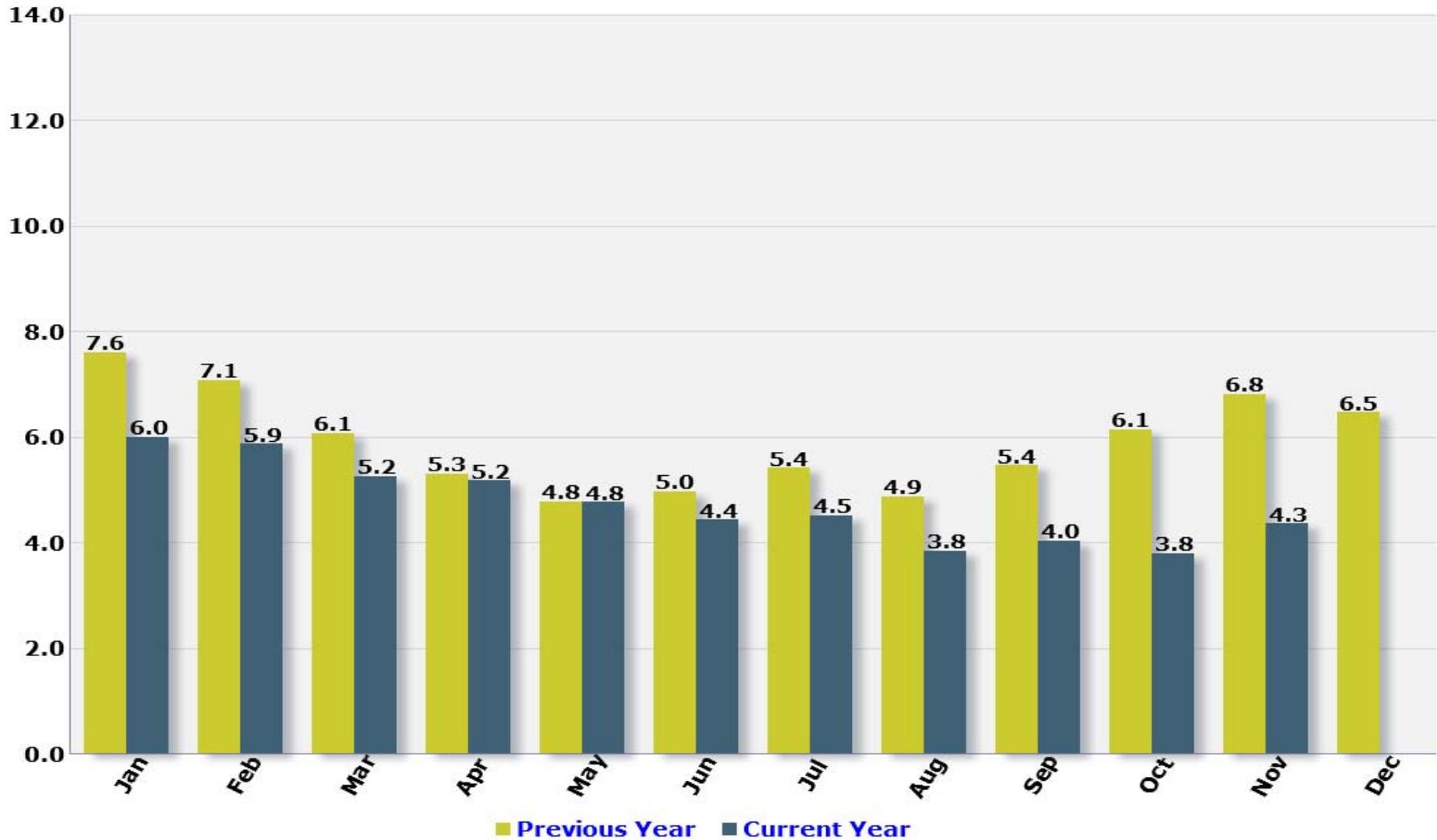
Skilled Trades Work Orders (in thousands)



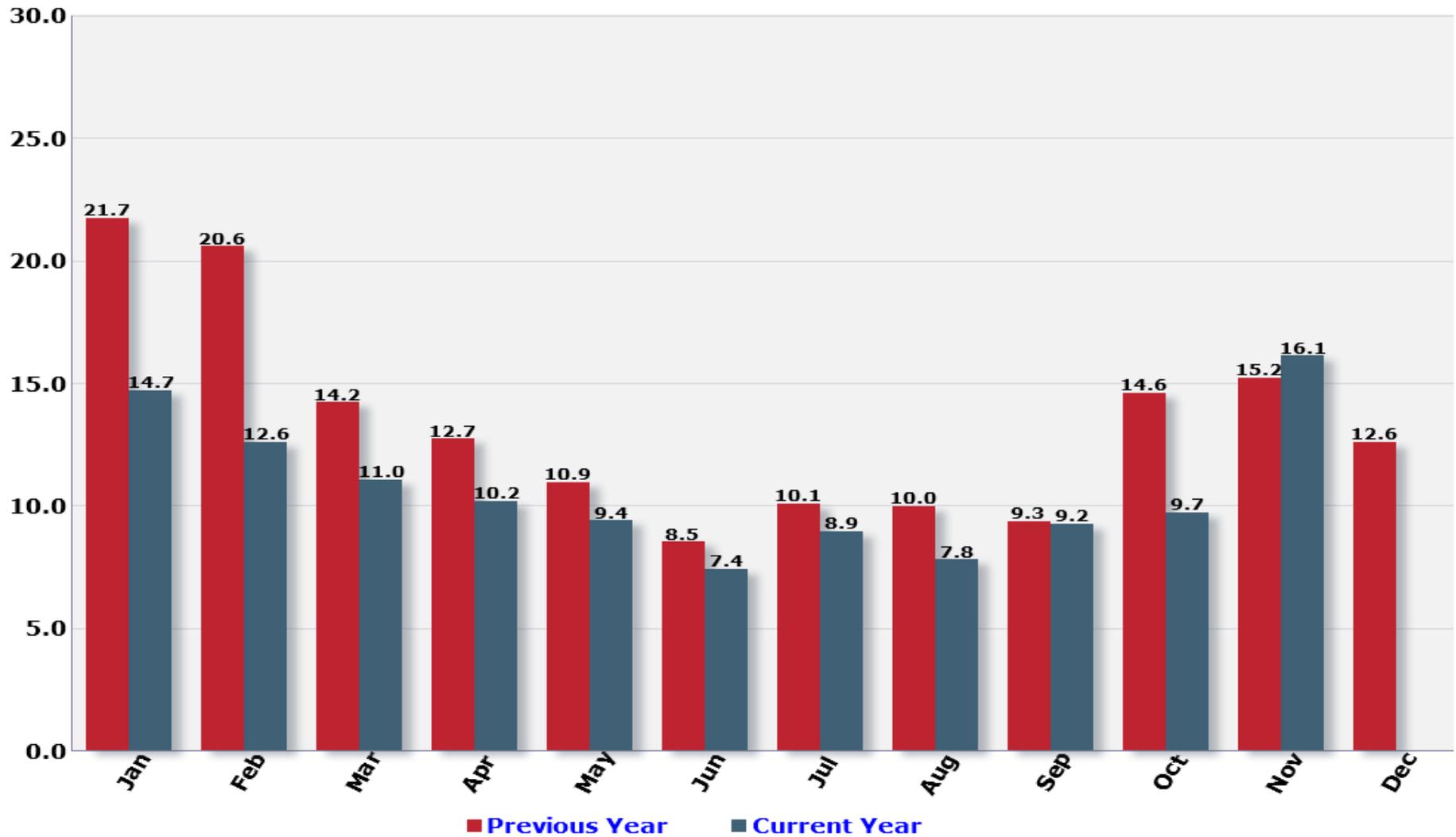
Skilled Trades Work Orders (in Days)



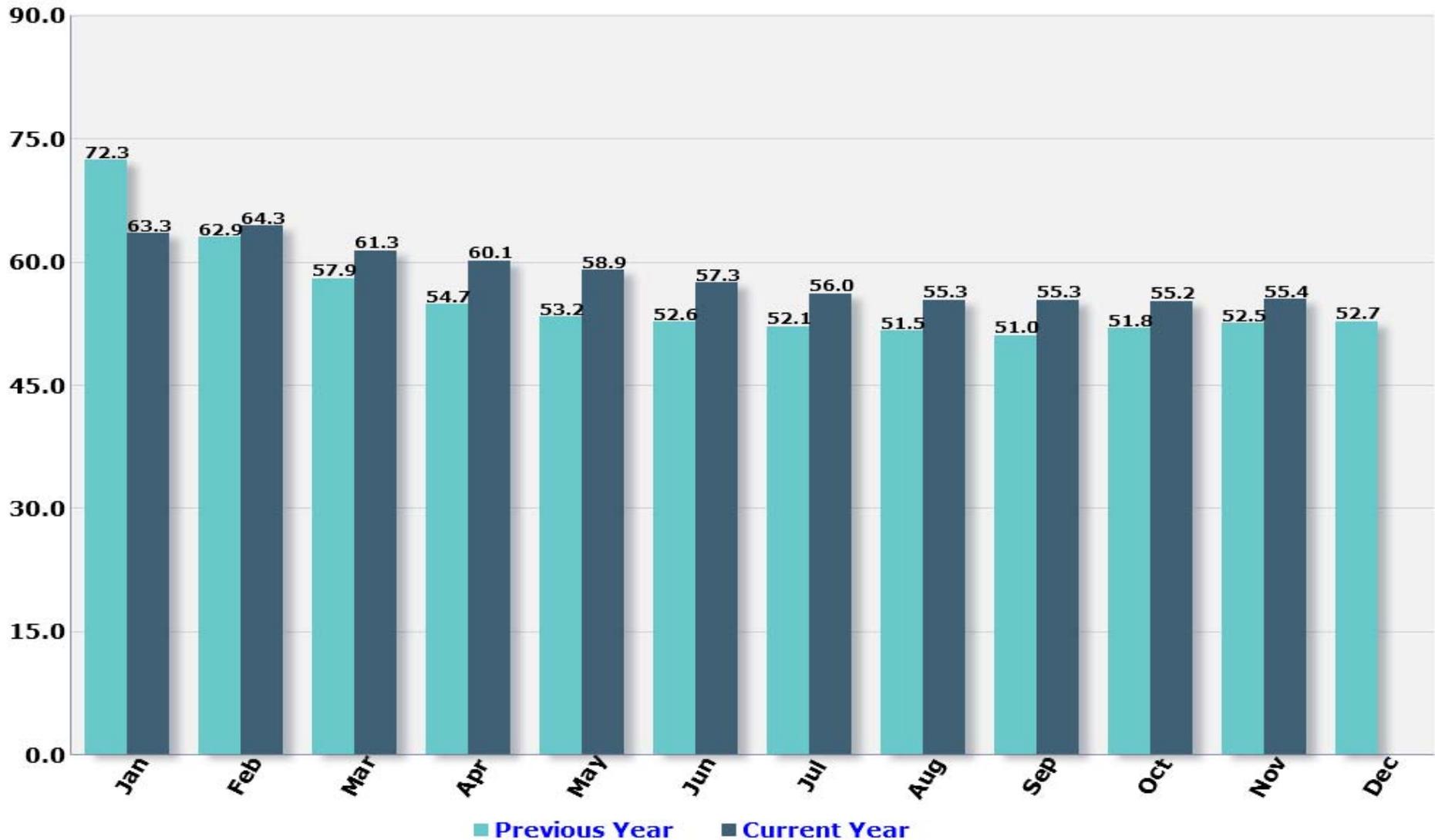
Maintenance Work Orders (in Days)



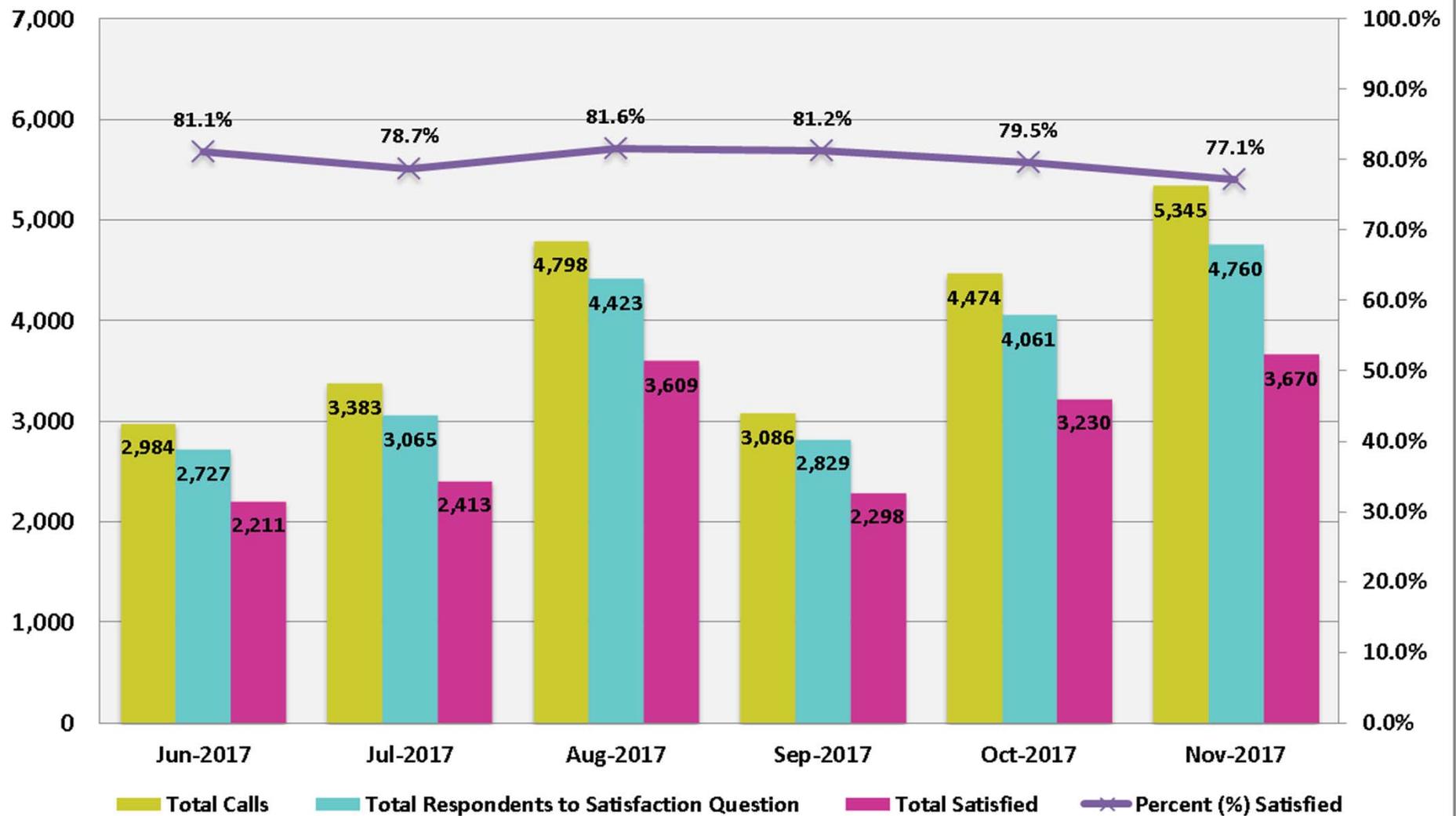
Emergency Work Orders (in Hours)



Apartment Turnaround Time (in Days)



Customer Satisfaction



THREE-THOUSAND ONE HUNDRED AND TWENTIETH MEETING

Wednesday, December 20, 2017

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:40 A.M.

A handwritten signature in black ink, consisting of a large 'V' followed by 'H' and 'U' in a stylized, cursive script.

Vilma Huertas
Corporate Secretary