

NEW YORK CITY HOUSING AUTHORITY  
THREE-THOUSAND ONE HUNDRED AND EIGHTY-SECOND MEETING

Minutes of Board Meeting

Thursday, February 23, 2023

The meeting was held at the office of the Authority, 90 Church Street, New York City. A Quorum being present, the Presiding Chair called the meeting to order.

Present: Victor A. Gonzalez, Vice-Chair/Presiding Chair  
Magalie Austin, Member  
Paula Gavin, Member  
James McKoy, Member  
Raymond Miller, Member  
Emma Wolfe, Member  
Lisa Bova-Hiatt, Interim Chief Executive Officer (CEO)  
Jacqueline C. Hernandez, Esq., Corporate Secretary

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

***Minutes***  
***Regular Meeting***  
***Thursday, February 23, 2023***

- I. Authority Minutes  
Adoption of Minutes of Regular Meeting, Thursday, January 26, 2023

**APPROVED**

- II. Vice-Chair/Presiding Chair Remarks

- III. Interim CEO Remarks

- IV. Authority Calendar

Calendar of Regular Meeting, Thursday, February 23, 2023

- 1 Authorization to Ratify a Memorandum of Understanding (“MOU”) with the New York City Department of Housing Preservation & Development (“HPD”)

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Operating – Federal
Amount:	\$1,753,860.00
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify an MOU with HPD for environmental review services required under the National Environmental Policy Act and 24 Code of Federal Regulations 58, for a five-year term, which commenced on November 12, 2022 and is continuing through November 11, 2027.

**APPROVED**

*APPROVED = UNANIMOUS*

*N/A = NOT APPLICABLE*

- 2 Authorization to (i) Seek HUD Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Edenwald
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	76,463 Hours

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Authorization is requested, as it relates to the conversion of one (1) development, consisting of 2,038 units in the Bronx 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 New York City Housing Authority's Permanent Affordability Commitment Together ("PACT") initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration; and Section 18 of the 1937 Housing Act (the "Transaction"), to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner, including one (1) or more ninety-nine (99) year leases and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority to the PACT Partner, and (iii) take such further action as may be necessary to effectuate the Transaction.

**APPROVED**

- 3 Authorization to Amend Board Resolution 75-4/23-1

Location:	Non-Development
Administering Department:	Legal Affairs
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to amend Board Resolution 75-4/23-1, and as subsequently amended, which authorized the procedure for the Removal of and Other Disciplinary Action Against Employees, by revising Section 4(a) to (i) remove Bonnie Mussman, Kristina Gunilla Ross, Naomi Sheiner and Robert A. Straniere as Trial Officers, and (ii) add Joseph Fan, Ann Gayle, Patricia Janvier, David Leung and Michael Perna as Trial Officers. The amendment shall be effective immediately.

**APPROVED**

4 Authorization to Enter into an Agreement with JPMorgan Chase Bank, National Association ("JPMorgan")

Location:	Non-Development
Administering Department:	Financial Accounting & Reporting Services
Funding Source:	Operating – Federal
Amount:	\$10,509,512.00
Projected Section 3 Hires/Labor Hours:	0 Hours
	Other Economic Opportunities – Training

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Authorization is requested to enter into this agreement with JPMorgan for monthly rent billing, remittance processing of rental payments, and related services, commencing on February 24, 2023 and continuing through February 23, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer or the Executive Vice-President and Chief Financial Officer and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) 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**

5 Authorization to Ratify a Contract Capacity Increase to Requirement Contract No. 2022654 Awarded to PDQ Supply, Inc. ("PDQ")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$2,810,232.17
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to ratify a contract capacity increase to this requirement contract awarded to PDQ for the purchase and delivery of appliances-range parts, which did not require initial Board authorization for a three-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the three-year term, which commenced on January 7, 2021 and is continuing through January 6, 2024.

**APPROVED**

6 Authorization to Ratify a Contract Capacity Increase to Emergency Requirement Contract No. 2113751 Awarded to Genesis Environmental Consultants Inc. ("Genesis")

Location:	Various (Bronx)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – Federal
Amount:	\$1,494,597.60
Projected Section 3 Hires/Labor Hours:	800 Hours

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Authorization is requested to ratify a contract capacity increase to this emergency requirement contract awarded to Genesis for asbestos investigations, project management and asbestos abatement project monitoring, which did not require initial Board authorization 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 August 16, 2021 and is continuing through August 15, 2024.

**APPROVED**

7 Authorization to Ratify the Entering into an Agreement with JSM Consulting Inc. d/b/a JSM Consulting NY ("JSM")

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating & Capital – Section 8, Federal & Categorical Grants
Amount:	\$25,000,000.00
Projected Section 3 Hires/Labor Hours:	7,875 Hours

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Authorization is requested to ratify the entering into an agreement with JSM for general, professional and technical-information technology staff augmentation services, which commenced on January 13, 2023 and is continuing through January 12, 2028, which includes an initial three-year term and two (2) 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**

8 Authorization to Ratify a Contract Capacity Increase to the Agreement with Adil Business Systems, Inc. ("Adil")

Location:	Non-Development
Administering Department:	Human Resources
Funding Source:	Operating & Capital – Section 8, Federal & Categorical Grants
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	20 Hires

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Authorization is requested to ratify a contract capacity increase to this agreement with Adil for general, professional and technical-information technology staff augmentation services, authorized by Board Resolution 18-9/27-40 for a five-year term, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the five-year term, which commenced on November 18, 2018 and is continuing through November 17, 2023.

**APPROVED**

9 Authorization to Ratify the Entering into an Agreement with Horizon Engineering Associates, LLP ("Horizon")

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$20,000,000.00
Projected Section 3 Hires/Labor Hours:	1,393 Hours

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Authorization is requested to ratify the entering into an agreement with Horizon for Local Law 87 services, which commenced on November 30, 2022 and is continuing through November 29, 2027, which includes an initial three-year term and two (2) 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**

- 10 Authorization to Ratify the Award of a Requirement Contract for Installation and Removal of Wood Scaffolding and Barrier Skirt Systems for Heating Systems

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,818,350.00
Projected Section 3 Hires/Labor Hours:	1,375 Hours

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, MNK Enterprises LLC. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit the required Occupational Safety Health Administration certification, as outlined in the Authority's bid documents. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 11 Award of a Requirement Contract for Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Bronx)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,290,696.00
Projected Section 3 Hires/Labor Hours:	525 Hours

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company. 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. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

12 Award of a Requirement Contract for Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Brooklyn)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,290,696.00
Projected Section 3 Hires/Labor Hours:	525 Hours

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

13 Award of a Requirement Contract for Repair, Alteration and Installation of Range Hood Fire Suppression Systems

Location:	Various (Manhattan)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,290,696.00
Projected Section 3 Hires/Labor Hours:	525 Hours

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Samiro Services, Inc. d/b/a Scientific Fire Prevention Company. 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. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**



- 14 Authorization to Ratify the Award of a Requirement Contract for Preventive Maintenance and Repair/Replacement of Heating, Ventilation and Air Conditioning Systems and Parts

Location:	Various (Citywide)
Administering Department:	Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,111,428.59
Projected Section 3 Hires/Labor Hours:	625 Hours

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Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Cooling Guard Mechanical Corp. This requirement contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 15 Authorization of a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Richards Plumbing and Heating Co., Inc. ("Richards Plumbing")

Location:	Various (Brooklyn)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$4,095,000.00
Projected Section 3 Hires/Labor Hours:	1,875 Hours

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Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Richards Plumbing for plumber services, which did not require initial Board authorization and as subsequently amended for an initial two-year term with one (1) one-year automatic 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 February 1, 2022 and is continuing through January 31, 2025.

**APPROVED**

- 16 Authorization of a Contract Capacity Increase to Requirement Contract No. 1921021 Awarded to Simco Enterprises, Corp. ("Simco")

Location:	Various (Manhattan)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$1,520,363.66
Projected Section 3 Hires/Labor Hours:	1 Hire

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Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Simco for general welding, 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 October 30, 2022 and is continuing through October 29, 2023.

**APPROVED**

- 17 Authorization to Ratify a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Quality Facility Solutions Corp dba Quality Floorshine Corp. ("Quality Facility")

Location:	Various (Bronx)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$3,996,000.00
Projected Section 3 Hires/Labor Hours:	6,250 Hours

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Authorization is requested to ratify a contract capacity increase to this emergency IDIQ agreement with Quality Facility for janitorial and maintenance services, 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 January 3, 2022 and is continuing through January 2, 2025.

**APPROVED**

18 Authorization to Enter into an Agreement with STV Incorporated ("STV")

Location:	Various (Citywide)
Administering Department:	Real Estate Development
Funding Source:	Operating & Capital – Federal, State & City
Amount:	\$5,626,936.52
Projected Section 3 Hires/Labor Hours:	1,500 Hours

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Authorization is requested to enter into this agreement with STV for Permanent Affordability Commitment Together/Rental Assistance Demonstration Independent Mold Analyst professional services, commencing on June 1, 2023 and continuing through May 31, 2024, or commencing on such other date as may be determined by the Chief Procurement Officer or the Chief Asset & Capital Management Officer and continuing for one (1) year thereafter, with four (4) one-year renewal options to be exercised at the direction of the 'Baez' Plaintiffs and Special Master.

**APPROVED**

19 Authorization to Enter into an Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with ARCADIS of New York, Inc. ("Arcadis")

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	Capital – Federal, State & City
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities – Career Path Guidance

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Authorization is requested to enter into an IDIQ agreement with Arcadis for cost estimating consulting services, commencing on February 24, 2023 and continuing through February 23, 2026, or commencing on such other date as may be determined by the Chief Procurement Officer or the Chief Asset & Capital Management Officer and continuing for three (3) years thereafter. This IDIQ agreement also provides for two (2) 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**

20 Award of a Contract for Basement Slabs and Plumbing Repair

Location:	Amsterdam
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & Mixed Finance
Amount:	\$8,796,140.00
Projected Section 3 Hires/Labor Hours:	2,625 Hours

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Authorization is requested to award this contract to the lowest responsive and responsible bidder, Granite Environmental, LLC.

**APPROVED**

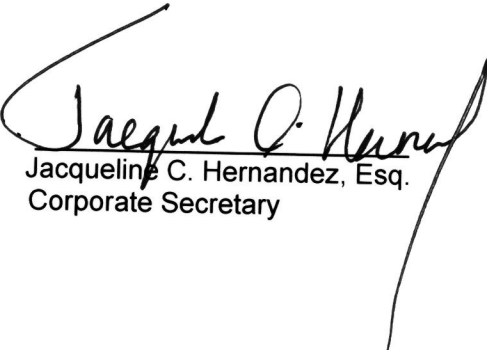
21 Authorization to Amend Board Resolution 21-12/29-11

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management – Capital Planning
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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Authorization is requested to amend Board Resolution 21-12/29-11, which authorized a contract capacity increase to an Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") awarded to Jemco Electrical Contractors, Inc. for general construction, for an initial two-year term with two (2) one-year renewal options, to correct the erroneously stated initial two-year term dates from October 27, 2020 through October 26, 2022 to October 26, 2020 through October 25, 2022 as it appears on the executed IDIQ JOC. All other terms and conditions set forth in Board Resolution 21-12/29-11 shall remain unchanged.

**APPROVED**

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary

# Edenwald Houses

**Bronx**

Borough

**Edenwald**

Neighborhood

**4,783**

Residents

**2,038**

Units

**42**

Buildings

**7**

Boilers

**24**

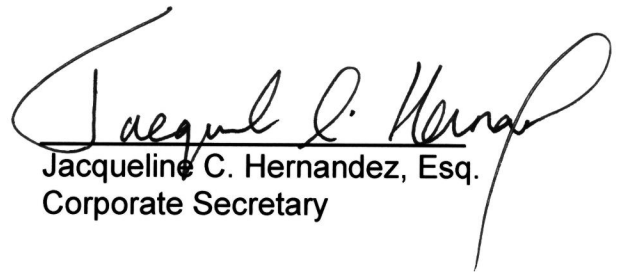
Elevators



THREE-THOUSAND ONE HUNDRED AND EIGHTY-SECOND MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:06 A.M.



Jacqueline C. Hernandez, Esq.  
Corporate Secretary