

# NEW YORK CITY HOUSING AUTHORITY

## THREE-THOUSAND NINETY-FIRST MEETING

### Minutes of Board Meeting

Wednesday, April 29, 2015

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  
Kyle E. Kimball, Vice-Chair  
Richard Baron, Member  
Beatrice Byrd, Member  
Derrick D. Cephas, Member  
Victor A. Gonzalez, Member  
Willie Mae Lewis, Member  
Michael P. Kelly, General Manager  
Vilma Huertas, Corporate Secretary

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

***Minutes***  
***Regular Meeting***  
***Wednesday, April 29, 2015***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, March 25, 2015

**APPROVED**

II. Chair's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, April 29, 2015

1. Authorization to Award the Authority's Environmental Liability Insurance Program Policy

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$1,372,695.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award the Authority's Environmental Liability Insurance Program ("ELIP") Policy to AIG Specialty Insurance Company, commencing on May 18, 2015 and expiring on May 18, 2018, for a premium amount. The ELIP Policy includes general limits of \$50M (million) for each incident and \$50M total policy aggregate subject to a deductible of \$25,000.00 for all pollution conditions except Lead-Based Paint Liability and Microbial Matter Liability (including mold), which are subject to a \$350,000.00 and a \$100,000.00 deductible, respectively. The ELIP Policy also includes coverage for pollution conditions arising from all certified acts of terrorism.

**APPROVED**

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

- 2 Authorization to (i) Submit a Section 18 Application to HUD to Provide an Easement; and (ii) Upon HUD Approval, Grant the Easement

Location:	Straus
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to (i) submit an application to the US Department of Housing and Urban Development ("HUD"), pursuant to Section 18 of the US Housing Act of 1937, as amended (the "Section 18 Application"), to dispose of an approximately 300 square foot parcel of land, located at Straus Houses, New York County, Block 908, Lot 17, as an easement (the "Easement") to the adjacent landowner, St. Illuminator's Armenian Apostolic Cathedral, located in New York County, Block 908, Lot 15 (the "Cathedral"); and (ii) upon HUD approval, grant the Easement from the sidewalk of East 27th Street along the common lot line to permit handicap access and emergency egress through a gated walkway to be constructed by the Cathedral from its side door to East 27th Street.

**APPROVED**

- 3 Authorization to Submit (i) a Significant Amendment to the Authority's FY 2015 Annual PHA Plan, (ii) the FY 2015 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
Submitting Department:	Research and Management Analysis
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Authorization is requested to submit (i) a significant amendment to the Authority's FY 2015 Annual Public Housing Agency ("PHA") Plan to amend the Flat Rent policies to comply with the legal requirements of the FY 2014 Omnibus Appropriations Act (PL 113-76) and the guidance provided by HUD in PIH Notice 2014-12 (HA), (ii) the FY 2015 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**

4 Authorization to Amend an Agreement with Telesector Resources Group, Inc.

Location:	Various (Citywide)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$ 5,742,646.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend the agreement with Telesector Resources Group, Inc., the contracting agent for Verizon Communications Inc. ("Verizon"), for landline and data services, authorized by Board Resolution 14-5/21-2 for an initial one-year term with two (2) one-year renewal options, to increase the not-to-exceed amount, in order to fund the first one-year renewal option to be exercised by the Authority for the continued provision of services, commencing on June 1, 2015 and continuing through May 31, 2016, with such term extension being contingent upon NYC Department of Information Technology and Telecommunications extending its Master Service Agreement Contract 858-20141406032 with Verizon, set to expire on December 31, 2015.

**APPROVED**

5 Authorization to Amend the Agreement with FJC Security Services, Inc.

Location:	Various (Senior Developments Citywide, Central Offices & Satellite Offices)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to amend this agreement with FJC Security Services, Inc. for security guard services, authorized by Board Resolution 13-1/9-2 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 during the remainder of the initial three-year term, which commenced on January 10, 2013 and is continuing through January 9, 2016.

**APPROVED**

6 Authorization to Enter into an Agreement with Jamestown Advanced Products Corp.

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,502,725.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into an agreement with Jamestown Advanced Products Corp. to provide metal recycling bins for the Authority's recycling program, commencing on May 1, 2015 and continuing through April 30, 2018, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President for Operations Services and continuing for three (3) years thereafter, for the not-to-exceed amount, with a one (1) one-year renewal option to be exercised at the Authority's sole discretion, pursuant to the terms and conditions of the NYS Office of General Services Contract PC64733.

**APPROVED**

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

Location:	Various (Manhattan North)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$276,225.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Chief Fire Prevention & Mechanical Corp., 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**

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

Location:	Various (Manhattan South)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$268,625.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Chief Fire Prevention & Mechanical Corp., 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**

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

Location:	Various (Queens & Staten Island)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$266,345.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Chief Fire Prevention & Mechanical Corp., 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**

10 Award of a Requirement Contract for Elevator Parts

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$385,856.00
Projected Section 3 Hires:	N/A

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Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Claddagh Electronics, Ltd., for the not-to-exceed amount.

**APPROVED**

11 Authorization to Enter into 11 Agreements with 11 Firms for Construction Management as Agent Services

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Mixed Finance & Other
Amount:	\$100,000,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to enter into eleven (11) Indefinite Delivery, Indefinite Quantity Agreements with eleven (11) firms, for professional construction management as agent services, commencing on July 1, 2015 and continuing through June 30, 2018, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing for three (3) years thereafter, for the not-to-exceed amount, with two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

12 Award of a Requirement Contract for Exterior Restoration for Site Specific Developments

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City, Mixed Finance & Other
Amount:	\$12,637,732.95
Projected Section 3 Hires:	7

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, ABAX Incorporated, for a reduced not-to-exceed amount. The first lowest bidder was deemed non-responsive for failure to submit the required signed Letter of Assent, pursuant to the Project Labor Agreement terms.

**APPROVED**

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

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – City, Mixed Finance & Other
Amount:	\$14,310,719.30
Projected Section 3 Hires:	6

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Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, S & N Builders, Inc., for the not-to-exceed amount.

**APPROVED**



- 14 Authorization of a Change Order to Contract No. PO1338073 Awarded to Alex Figliolia Water & Sewer LLC

Location:	Whitman
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$105,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this contract awarded to Alex Figliolia Water & Sewer LLC for the emergency replacement of a collapsed underground sewer line, which did not require initial Board approval. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the replacement of manhole assembly No. 42.

**APPROVED**

- 15 Authorization of a Change Order to Contract No. HE1124898 Awarded to Kordun Construction Corp.

Location:	Edenwald
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$65,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this contract awarded to Kordun Construction Corp. for the replacement of boilers, authorized by Board Resolution 12-5/23-4. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the installation of two (2) additional air supply louvers.

**APPROVED**

- 16 Authorization of a Change Order to Contract No. HE1124898 Awarded to Kordun Construction Corp.

Location:	Edenwald
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$21,000.00
Projected Section 3 Hires:	N/A

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Authorization is requested to approve a change order to this contract awarded to Kordun Construction Corp. for the replacement of boilers, authorized by Board Resolution 12-5/23-4. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the installation of two (2) new sump pumps.

**APPROVED**

- 17 Rejection of All Bids for Exterior Restoration for Site Specific Developments

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Rejection of all bids is recommended in the best interest of the Authority.

**APPROVED**

18 Rejection of All Bids for Replacement of Boilers

Location:	Whitman
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Rejection of all bids is recommended in the best interest of the Authority.

**APPROVED**

19 Rejection of All Bids for Replacement of Boilers

Location:	Glenwood
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Rejection of all bids is recommended in the best interest of the Authority.

**APPROVED**

20 Rejection of All Bids for Exterior Compacting Refuse Management System

Location:	Stebbins Avenue - Hewitt Place
Submitting Department:	Capital Projects Administration
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

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Rejection of all bids is recommended in the best interest of the Authority.

**APPROVED**

- 21 Vice-Chair Kimball moved that the Members be authorized to meet in Committee and Executive Sessions today and on any adjourned or rescheduled future date, to discuss tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

**APPROVED**



Vilma Huertas  
Corporate Secretary



# Board Calendar Meeting Chair's Report

April 29<sup>th</sup>, 2015





# NextGeneration NYCHA Strategic Plan

**Fund**

**Operate**

**(Re)Build**

**Engage Residents**



# NextGeneration NYCHA Progress

## Fund

- \$100M in State funding



# NextGeneration NYCHA Progress: **Fund**



## \$100M in State Funding:

- 123 roof replacements at 18 developments
- \$200 million roof replacement program created with City match





# NextGeneration NYCHA Progress

## Operate

- Energy Performance Contract



## NextGeneration NYCHA Progress: **Operate**



### Energy Performance Contract:

- \$100 million in upgrades and retrofits at nearly 300 developments
- Hundreds of jobs to be created



# NextGeneration NYCHA Progress

## (Re)Build

- \$3 billion from FEMA for Sandy Rebuild



## NextGeneration NYCHA Progress: **(Re)Build**



### \$3 Billion for Sandy Rebuild:

- Repairs and resiliency measures at 33 storm-damaged developments
- Section 3 and Project Labor Agreement will apply to all funding



# NextGeneration NYCHA Progress



- Vision Committees accomplishing goals



## NextGeneration NYCHA Progress: **Engage**



### Vision Committees Accomplishing Goals:

**Ingersoll:** Crime reduced by 64%

**Mill Brook:** Seven new caretakers hired

**Van Dyke:** Maintenance work orders reduced by 33%



# NextGeneration NYCHA Progress

## Fund

- \$100M in State funding

## Operate

- Energy Performance Contract

## (Re)Build

- \$3 billion from FEMA for Sandy Rebuild



Engage Residents

A horizontal banner with a blue background and white text, flanked by two large blue arrows pointing outwards.

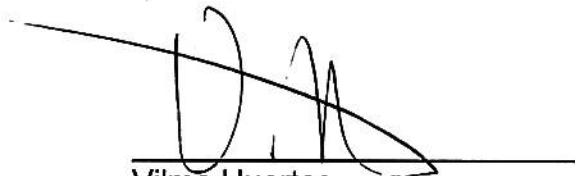
- Vision Committees accomplishing goals

THREE-THOUSAND NINETY-FIRST MEETING

Wednesday, April 29, 2015

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:54 A.M.

A handwritten signature in black ink, appearing to be 'VH', is written over a horizontal line. The signature is stylized and somewhat cursive.

Vilma Huertas  
Corporate Secretary