

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND NINETY-SECOND MEETING

Minutes of Board Meeting

Wednesday, May 27, 2015

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Vice-Chair called the meeting to order.

Present: Kyle E. Kimball, Vice-Chair
Richard Baron, Member
Beatrice Byrd, Member
Victor A. Gonzalez, 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, May 27, 2015

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, April 29, 2015

APPROVED

II. General Manager's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 27, 2015

1 Award of a Requirement Contract for Bathtub Wall Enclosures

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating – Federal
Amount:	\$1,717,600.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, HD Supply Facilities Maintenance, LP, for the not-to-exceed amount.

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
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$515,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend this agreement with New York State Industries for the Disabled, Inc. for janitorial, cleaning and pest control services at the Authority's Long Island City facility, authorized by Board Resolution 11-12/7-3 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 remainder of the first one-year renewal option exercised by the Authority, which commenced on March 27, 2015 and is continuing through March 26, 2016.

APPROVED

- 3 Authorization to Enter into the 2010 - 2018 Memorandum of Agreement with the International Brotherhood of Teamsters Local 237

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to enter into the 2010 - 2018 Memorandum of Agreement with the International Brotherhood of Teamsters Local 237 relating to economic and non-economic matters for approximately 5,632 cleaning, maintenance and property management employees serving in 19 different housing unique titles, commencing on December 15, 2010 and continuing through May 29, 2018.

APPROVED

4 Authorization to Enter into an Agreement with Dell Marketing L.P.

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$3,871,389.78
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Dell Marketing L.P. to provide 6,200 Microsoft Office Desktop licenses and 650 Microsoft Servers licenses with three (3) years of Enterprise Product Support, 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 and Chief Information Officer and continuing for three (3) years thereafter, for the not-to-exceed amount, with 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 Microsoft Software Reseller Contract PS66134.

APPROVED

5 Authorization to Convey (i) a Parcel of Land, (ii) Transferable Development Rights, and (iii) Easements for the Development of Affordable Housing

Location:	Van Dyke I
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to convey (i) an approximately 11,562 square foot parcel of land; (ii) up to 70,000 square feet of Transferable Development Rights; and (iii) approximately 4,848 square feet of easements comprised of an approximately 4,588 square foot light and air easement and approximately 260 square foot sun shade projection easement located at Van Dyke Houses, Kings County Block 3794, part of Lot 1 to CAMBA, Inc. and CAMBA Housing Ventures, Inc. or an affiliate thereof for the purpose of developing 100 units of affordable housing with supportive services and a superintendent's unit.

APPROVED

- 6 Authorization to Enter into a Memorandum of Understanding with the City of New York's Department of Investigation Related to the Response to and Recovery from Hurricane Sandy

Location:	Non-Development
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, FEMA, Insurance, Mixed Finance, CDBG & Other
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into a Memorandum of Understanding with the City of New York's Department of Investigation ("DOI") whereby DOI will retain one (1) or more firms to independently audit and monitor contracts undertaken by the Authority for repair and restoration related to the response to and recovery from Hurricane Sandy, commencing on June 1, 2015 and continuing through May 31, 2019, 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 four (4) years thereafter, for the not-to-exceed amount.

APPROVED

- 7 Authorization of a Change Order to Contract No. HE1427059 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Coney Island I (Site 1B)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, FEMA, Insurance, Mixed Finance, CDBG & Other
Amount:	\$95,113.36
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Kordun Construction Corp. for the replacement of a temporary mobile oil boiler with a temporary mobile natural gas boiler, 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 chimney extension.

APPROVED

8 Rejection of All Bids for Building Entrance Improvements

Location:	King Towers
Submitting Department:	Capital Projects Administration
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.

APPROVED

9 Award of a Requirement Contract for Electrical Repairs Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, FEMA, Insurance, Mixed Finance, CDBG & Other
Amount:	\$544,550.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Community Electric, Inc., for the not-to-exceed amount.

APPROVED

- 10 Award of a Requirement Contract for Electrical Repairs Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, FEMA, Insurance, Mixed Finance, CDBG & Other
Amount:	\$544,550.00
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Community Electric, Inc., for the not-to-exceed amount.

APPROVED

- 11 Authorization of a Change Order to Job Order Contract No. 1316550 Awarded to Jemco Electrical Contractors, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, FEMA, Insurance, Mixed Finance, CDBG & Other
Amount:	\$1,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this Job Order Contract awarded to Jemco Electrical Contractors, Inc. for general construction and renovation, 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 repair and replacement of electrical components.

APPROVED

- 12 Authorization of a Change Order to Job Order Contract No. 1316516 Awarded to Jemco Electrical Contractors, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, FEMA, Insurance, Mixed Finance, CDBG & Other
Amount:	\$1,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this Job Order Contract awarded to Jemco Electrical Contractors, Inc. for general construction and renovation, 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 repair and replacement of electrical components.

APPROVED

- 13 Authorization of a Change Order to Requirement Contract No. 1228139 Awarded to S.J. Fuel Co., Inc. Related to the Response to and Recovery from Hurricane Sandy

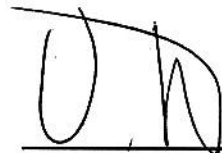
Location:	Various (Bronx, Brooklyn & Manhattan)
Submitting Department:	Executive
Funding Source:	Operating – Federal
Amount:	\$10,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to a requirement contract to S.J. Fuel Co., Inc., to provide grade #2 ultra low sulfur diesel fuel oil with 2% bio-diesel, authorized by Board Resolution 12-12/19-3. The change order, for the not-to-exceed amount, is required to: (i) accommodate the additional need for fuel oil at developments where temporary oil-fired mobile boilers have been installed due to damage caused by Hurricane Sandy; and, (ii) continue to supply other developments in the aforementioned boroughs with oil throughout the contract term.

APPROVED

- 14 Board Member Gonzalez 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

A handwritten signature in black ink, appearing to be 'VH', written over a horizontal line.

Vilma Huertas
Corporate Secretary



Board Calendar Meeting General Manager's Report

May 27, 2015



NextGeneration NYCHA Release



“Our plan reflects the tough decisions necessary to deliver a stronger, more effective housing authority that can take care of its buildings and its people.” – Mayor Bill de Blasio



NextGeneration NYCHA Vision



Safe,
Clean,
and



Connected
Communities



NextGeneration NYCHA Goals

Fund:

Achieve short-term financial stability and diversify funding for the long term

Operate:

Operate as an efficient and effective landlord

(Re)build:

Rebuild, expand and preserve public and affordable housing stock

Engage:

Engage residents and connect them to best-in-class services



NextGeneration NYCHA Strategic Plan

Fund

- 1) Seek relief from PILOT
- 2) Increase resident rent and fee collection
- 3) Lease ground floor spaces
- 4) Reduce central office costs

Operate

- 5) Transform to digital organization
- 6) Localize property management
- 7) Pursue comprehensive sustainability agenda
- 8) Improve safety and security

(Re)Build

- 9) Refine capital planning strategy
- 10) Provide land to support creation of affordable housing units
- 11) Adopt design excellence practices
- 12) Use HUD programs to preserve units

A large blue arrow pointing left is on the left, and a large blue arrow pointing right is on the right, both pointing towards the central text "Engage Residents".

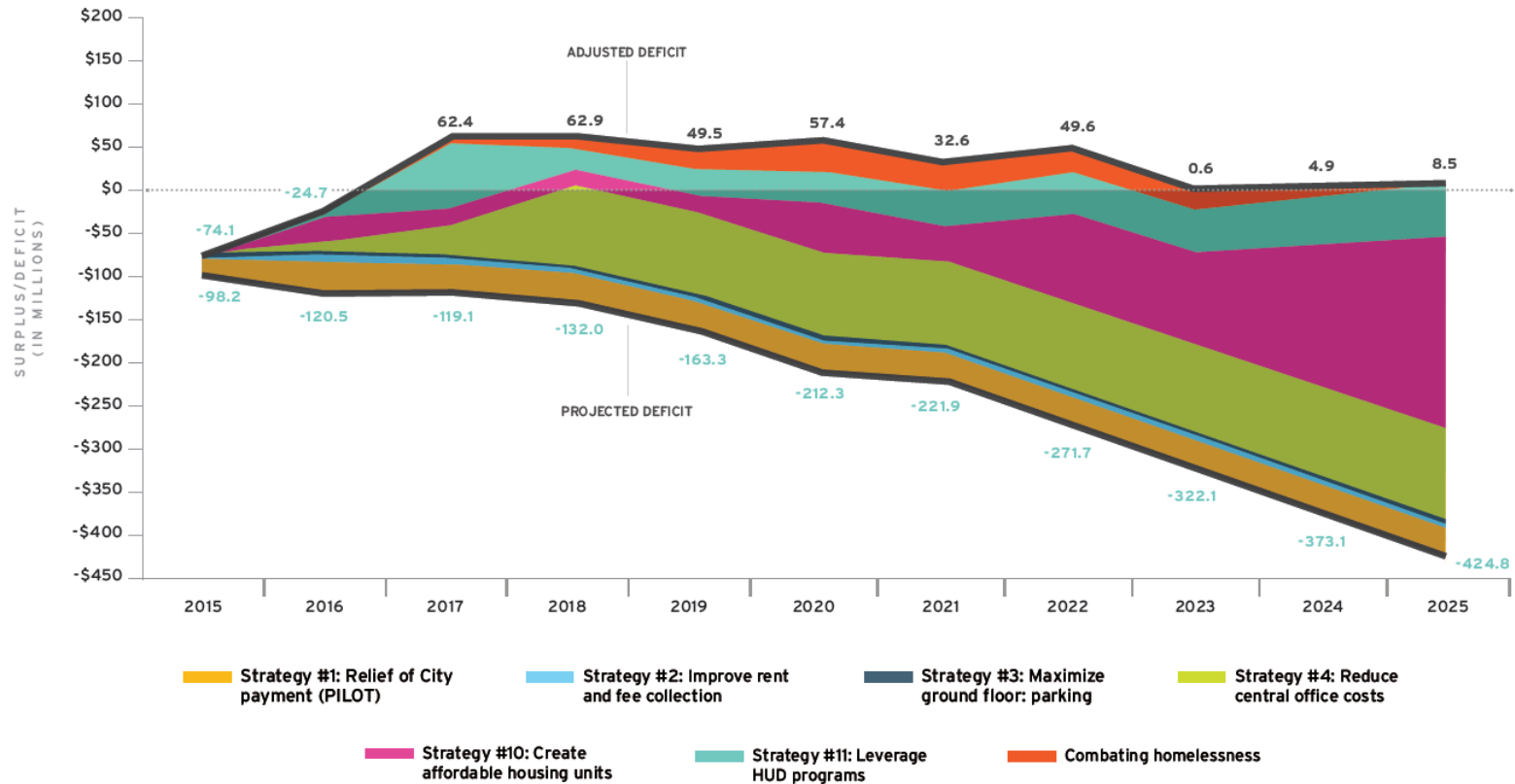
Engage Residents

- 13) Transform from direct service provision to a partnership model
- 14) Leverage philanthropic dollars through a 501(c)(3)
- 15) Connect NYCHA residents to quality employment



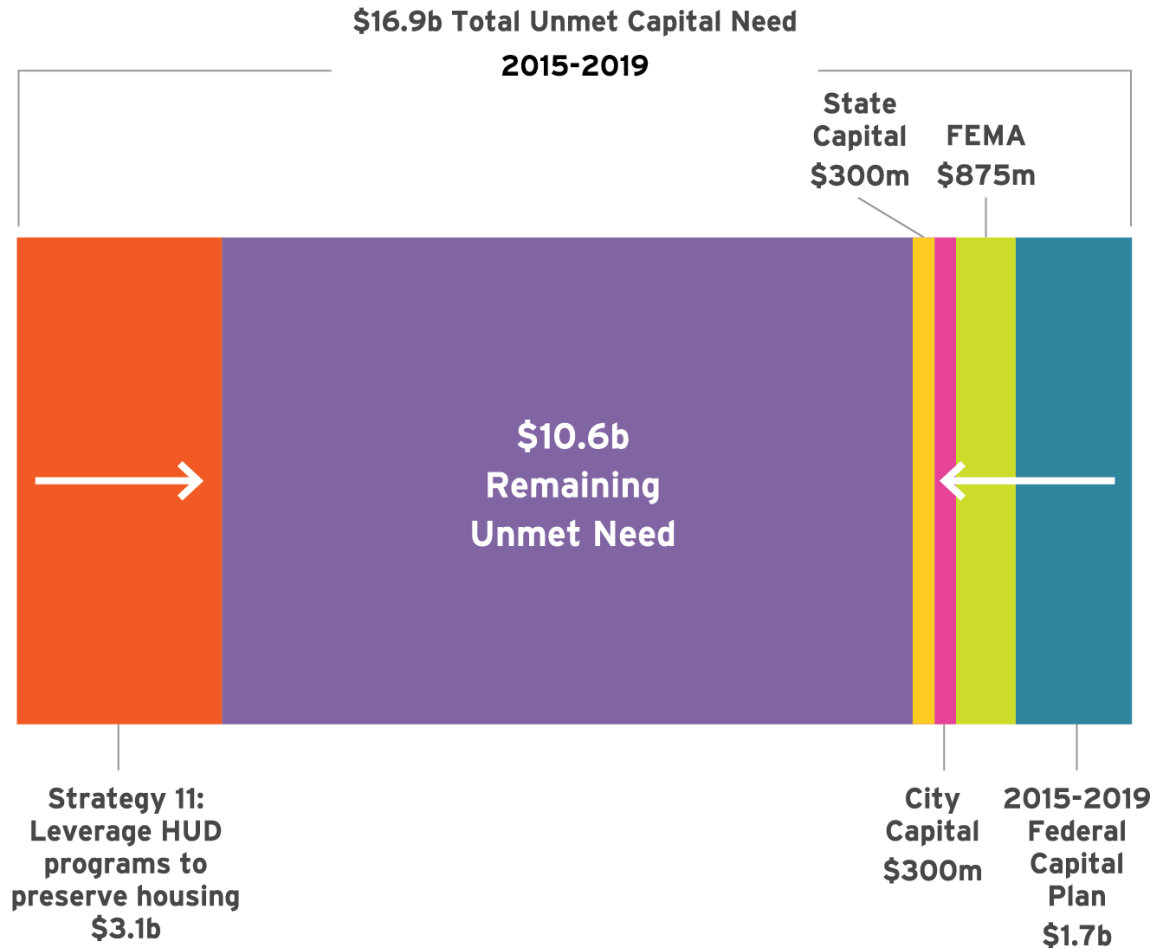
Financial Impact: Deficit

Financial Impact of Select NextGeneration NYCHA Strategies





Financial Impact: Capital Needs



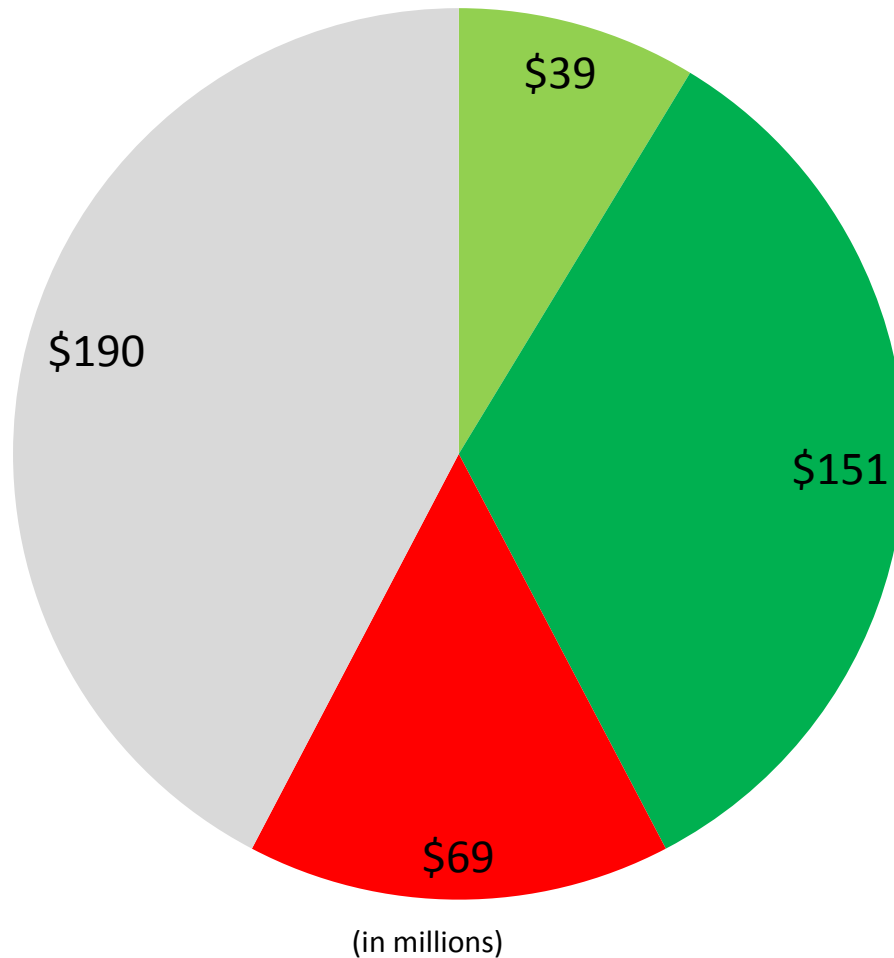


Board Briefing Sandy Recovery Update

May 27, 2015



Emergency Work



\$449m in available coverage

\$220m claimed to date on commercial policies

\$39m claimed to date on NFIP policies

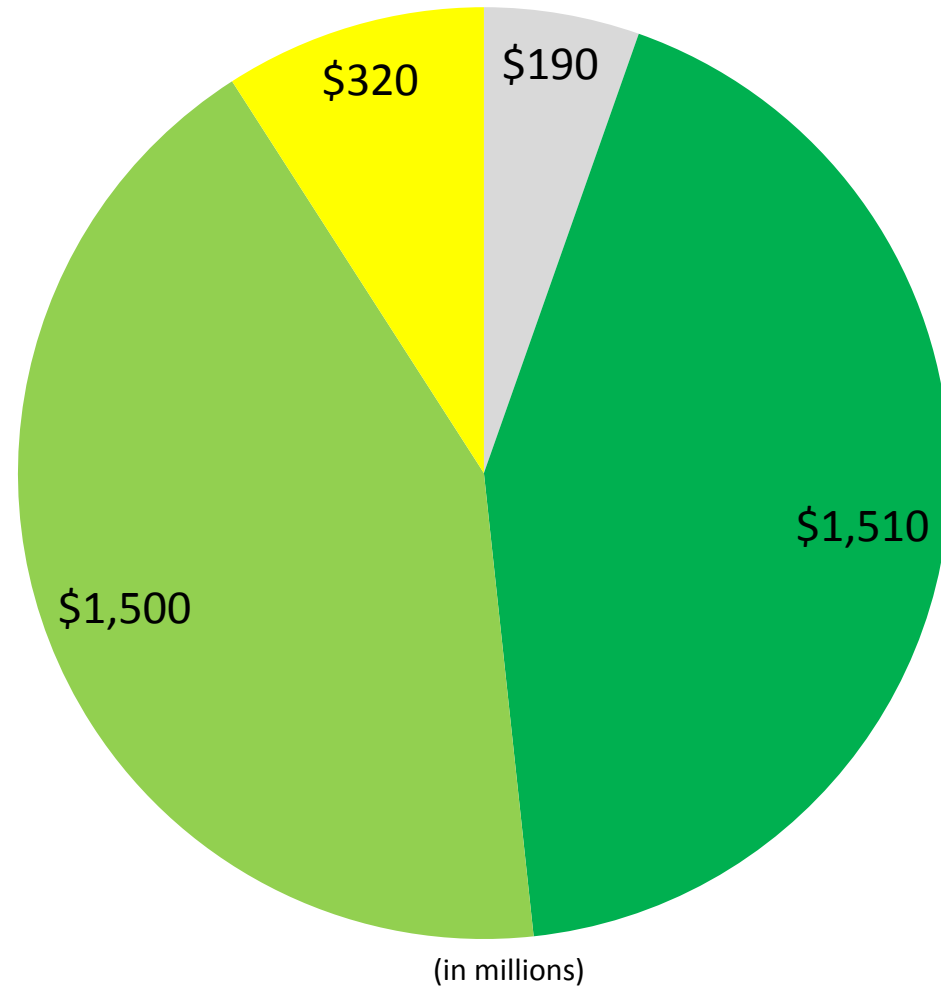
- Recommended NFIP
- Recommended Commercial
- Disputed
- Additional Commercial coverage



Permanent Work

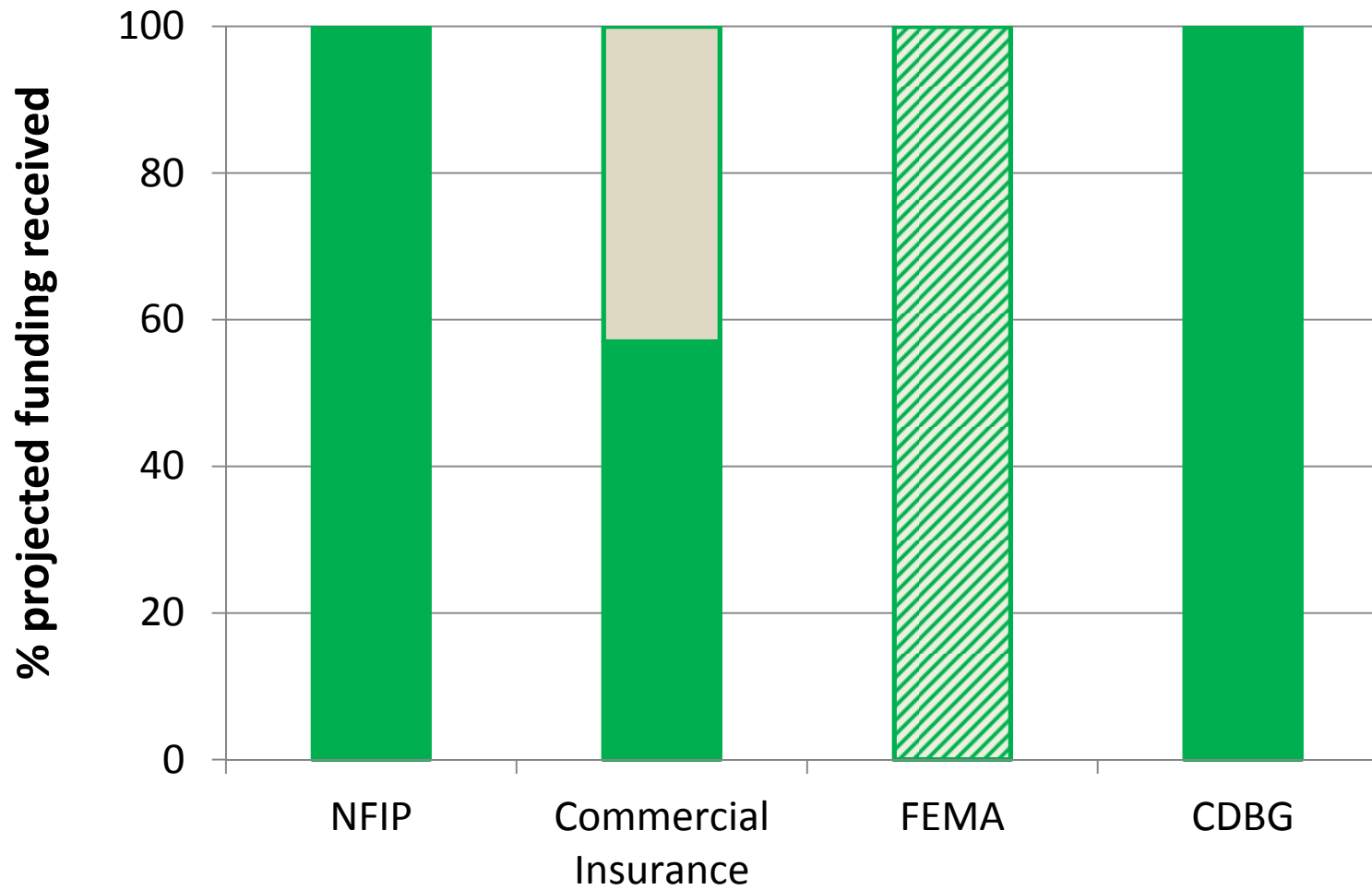
**\$3.2b programmed under
FEMA 428 pilot program**

- Insurance
- FEMA 428 Repair
- FEMA 428 Resiliency
- CDBG-DR



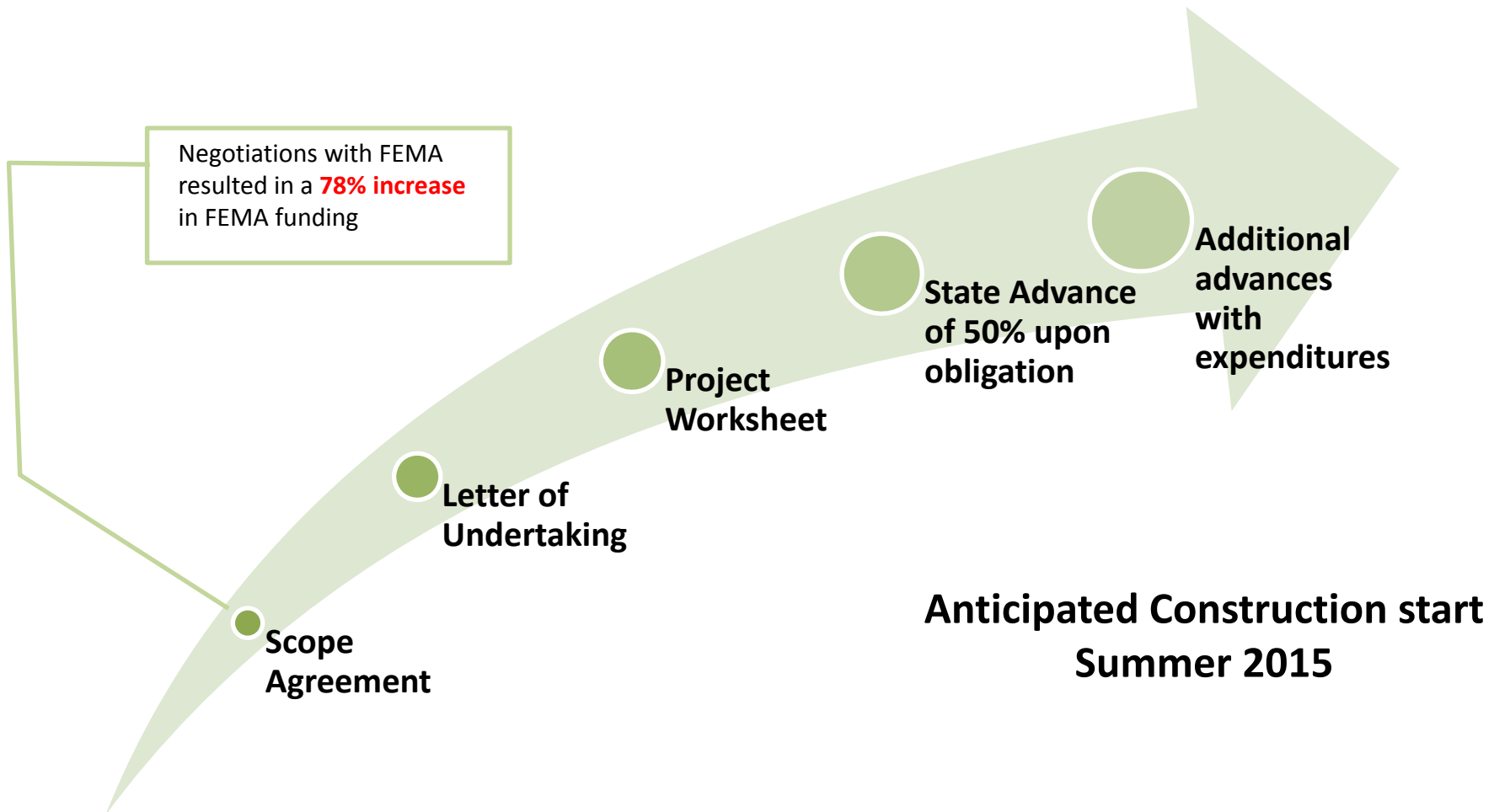


Funding to date





FEMA Funding Process





Repairs with Major Resiliency



Boiler Room Extension



Stand Alone Boiler Room



Electric Meter Room Extension

Conceptual Plans



Coney Island Houses
Stand Alone Boiler Plant

Conceptual Plans



Coney Island 1B (Unity Tower)
Attached Boiler Room / Generator Room

Conceptual Plans



Gravesend

Ancillary MEP Building & Boiler Room

Conceptual Plans

Gravesend Houses opt_1



Gravesend

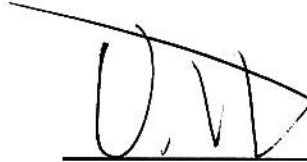
Rain Screen Options

THREE-THOUSAND NINETY-SECOND MEETING

Wednesday, May 27, 2015

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:45 A.M.

A handwritten signature in black ink, appearing to be 'V. Huertas', written over a horizontal line.

Vilma Huertas
Corporate Secretary