

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND NINETY-THIRD MEETING

Minutes of Board Meeting

Wednesday, June 24, 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, June 24, 2015

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, May 27, 2015

APPROVED

II. General Manager's Report

III. Authority Calendar

Calendar of Regular Meeting, Wednesday, June 24, 2015

- 1 Authorization for Approval to Assume the Transfer of 125 Housing Choice Vouchers and Associated Funding for the Five-Year Mainstream Program from the NYS Housing Trust Fund Corporation

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

Authorization is requested for approval to assume the transfer of 125 Housing Choice Vouchers and associated funding for the Five-Year Mainstream Program from the NYS Housing Trust Fund Corporation, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2010-39 (HA), to be designated for elderly and non-elderly disabled heads of household that are income eligible under the Housing Choice Voucher Program, as set forth in Sections 982.201(b)(1) and 982.201 of Title 24 of the Code of Federal Regulations, effective January 1, 2016.

APPROVED

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Amend and Restate the Authority's Contract Procedure Resolution

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

Authorization is requested to amend and restate the Authority's Contract Procedure Resolution ("CPR"), adopted pursuant to Board Resolution 74-6/5-26 and as subsequently amended, to incorporate revisions made to federal regulations governing the Authority's procurement of goods and services, as set forth in Part 200 of Title 2 to the Code of Federal Regulations ("CFR"). The new regulations were adopted by the US Department of Housing and Urban Development and replace the regulations that were set forth in Section 85.36 of Title 24 to the CFR.

The amendment of the CPR 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.

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3 Authorization to Approve Investment Transactions

Location:	Non-Development
Submitting Department:	Executive
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 Division for the Quarter Ended March 31, 2015, in accordance with the US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

4 Authorization to Amend the Agreement with Donia + Associates LLC

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – GL Self Insurance
Amount:	\$100,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Donia + Associates LLC for services associated with the management, workflow processes and training associated with an automated insurance compliance tracking system, Riskworks, which did not require initial Board approval, to increase the not-to-exceed amount, in order to fund the continued provision of services for the remainder of the agreement extension period, which commenced on February 1, 2015 and is continuing through January 31, 2016.

APPROVED

5 Authorization to Enter into an Agreement with The Risk Management Planning Group, Inc.

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – GL Self Insurance
Amount:	\$10,991,791.00
Projected Section 3 Hires:	3

Authorization is requested to enter into an agreement with The Risk Management Planning Group, Inc. to provide third party claims administration and medical management services for the Authority's Workers' Compensation Program, commencing on August 1, 2015 and continuing through July 31, 2020, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and CFO and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

6 Award of a Contract for Replacement of Burners

Location:	Throggs Neck
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$2,538,470.00
Projected Section 3 Hires:	2

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Maric Mechanical, Inc. The first lowest bidder was deemed non-responsive for failure to comply with bid requirements and failure to include costs for temporary mobile boilers in its bid proposal.

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7 Award of a Contract for Replacement of Boilers

Location:	Ingersoll
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$13,840,000.00
Projected Section 3 Hires:	7

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

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8 Award of a Contract for Replacement of Boilers

Location:	Fort Washington Avenue Rehab
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$4,625,000.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, North Star Mechanical Corp.

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9 Award of a Contract for Exterior Brickwork Restoration and Roofing Replacement

Location:	Albany I & II
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal & City
Amount:	\$37,728,396.72
Projected Section 3 Hires:	16

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Technico Construction Services, Inc.

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- 10 Authorization of a Change Order to Contract No. RF1405414 Awarded to Technico Construction Services, Inc.

Location:	Taft
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$818,371.11
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Technico Construction Services, Inc. for exterior restoration and roofing replacement, authorized by Board Resolution 14-5/21-11. This change order is required to increase the not-to-exceed amount, in order to cover the costs for new post-railings, additional abatement and masonry work.

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- 11 Authorization of a Change Order to Contract No. BW1301660 Awarded to S & N Builders, Inc.

Location:	Sack Wern
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$923,906.20
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to S & N Builders, Inc. for exterior brickwork restoration and roofing replacement, authorized by Board Resolution 13-9/25-13. This change order is required to increase the not-to-exceed amount, in order to cover the costs for the installation of stainless steel chimney liners for four (4) buildings.

APPROVED

12 Rejection of All Bids for Laundry Room Upgrade

Location:	Ingersoll
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

13 Authorization to Enter into an Agreement with the NYC Mayor's Office of Criminal Justice, NY County Office of the District Attorney, NYC Police Department and NYC Office of Management and Budget

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

Authorization is requested to enter into an agreement with the NYC Mayor's Office of Criminal Justice, NY County Office of the District Attorney ("DANY"), NYC Police Department, and NYC Office of Management and Budget ("OMB"), in accordance with the Mayor's Action Plan for Neighborhood Safety, whereby the Authority will procure equipment and services for the enhancement, design and construction of the security infrastructure at eighteen (18) developments, commencing on or about July 1, 2015 and continuing through the completion of the security infrastructure, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Capital Projects and continuing until said completion, which funding in an amount not to exceed \$88,262,350.00 will be advanced by OMB, and disbursed to OMB by DANY.

APPROVED

14 Authorization to Enter into an Agreement with Garner Environmental Services, Inc.

Location:	Various (Citywide)
Submitting Department:	Operations Services
Funding Source:	Operating & Capital – Federal
Amount:	\$31,139,512.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Garner Environmental Services, Inc. for products, equipment and services in the event of a disaster, 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 Senior Vice-President for Operations Support Services 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, pursuant to the terms and conditions of the US General Services Administration Contract GS-07F-0403X.

APPROVED

15 Authorization to Approve the Issuance of the Authority's Audited (i) Annual Financial Statements, and (ii) Single Audit Report

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

Authorization is requested to approve the issuance of the Authority's audited (i) Annual Financial Statements for the Fiscal Year Ended December 31, 2014, and (ii) Single Audit Report for the Fiscal Year Ended December 31, 2014, in accordance with the US Department of Housing and Urban Development Uniform Financial Reporting Standards, and the US Office of Management and Budget Circular A-133, Audits of State and Local Governments and Non-Profit Organizations.

APPROVED

- 16 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 read 'Vilma Huertas', written over a horizontal line.

Vilma Huertas
Corporate Secretary

THREE-THOUSAND NINETY-THIRD MEETING

Wednesday, June 24, 2015

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:46 A.M.

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

Vilma Huertas
Corporate Secretary