

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND ONE HUNDRED AND SIXTH MEETING

Minutes of Board Meeting

Wednesday, September 28, 2016

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
Beatrice Byrd, Member
Derrick D. Cephas, Member
Zaire Z. Dinzey-Flores, Member
Victor A. Gonzalez, Member
Willie Mae Lewis, Member
Nnenna Lynch, Member
Michael P. Kelly, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, September 28, 2016

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, July 27, 2016

APPROVED

II. Chair's Report

III. General Manager's Report

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, September 28, 2016

- 1 Authorization to Submit (i) the Authority's Fiscal Year 2017 Annual PHA Plan and (ii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to HUD

Location:	Non-Development
Administering Department:	Performance Management and Analytics
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit (i) the Authority's Fiscal Year 2017 Annual Public Housing Agency ("PHA") Plan and (ii) the PHA Certifications of Compliance with the PHA Plans and Related Regulations to the US Department of Housing and Urban Development ("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

N/A = NOT APPLICABLE

APPROVED = UNANIMOUS

2 Authorization to Amend the Section 8 Administrative Plan

Location:	Non-Development
Administering Department:	Leased Housing – Client Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to amend the Authority's Section 8 Administrative Plan, most recently amended by Board Resolution 15-9/30-5, in accordance with HUD regulation 24 CFR 982.54(d)(1) governing the Section 8 Housing Choice Voucher Program, to (i) revise policies to be consistent with new HUD guidelines on fair housing, program admissions and eligibility, payment standards, Housing Quality Standards, and other general program policies, and (ii) address minor edits to provide better clarification of existing policies.

APPROVED

3 Authorization to Approve Investment Transactions

Location:	Non-Development
Administering Department:	Finance – Treasury Operations
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 June 30, 2016, in accordance with the HUD Office of Public and Indian Housing Notice PIH 2002-13.

APPROVED

4 Authorization to Award the Authority's Property and Terrorism Insurance Policies

Location:	Non-Development
Administering Department:	Finance – Risk Finance
Funding Source:	Operating – Federal
Amount:	\$10,098,556.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's Property and Terrorism Insurance Policies to provide \$425,000,000.00 (M) of property insurance subject to a \$5M per occurrence deductible for named storm and flood, \$1M deductible for all other perils and, through a separate placement, \$150M of terrorism insurance subject to a \$100,000.00 deductible, commencing on October 30, 2016 and continuing through October 29, 2017.

APPROVED

5 Authorization to Enter into an Agreement with Edgewood Partners Insurance Center

Location:	Non-Development
Administering Department:	Finance – Risk Finance
Funding Source:	Operating – Federal & Self Insurance Fund (GL & WC)
Amount:	\$3,475,000.00
Projected Section 3 Hires:	1

Authorization is requested to enter into an agreement with Edgewood Partners Insurance Center for insurance broking services on behalf of the Authority for all lines of coverage, commencing on January 1, 2017 and continuing through December 31, 2021, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

6 Authorization to Enter into an Agreement with Vision Risk Services, LLC

Location:	Non-Development
Administering Department:	Finance – Risk Finance
Funding Source:	Operating – Self Insurance Fund (GL & WC)
Amount:	\$1,025,500.00
Projected Section 3 Hires:	1

Authorization is requested to enter into an agreement with Vision Risk Services, LLC for auditing services for the Authority's general liability and workers' compensation self-insurance programs, commencing on January 1, 2017 and continuing through December 31, 2021, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

7 Authorization to Enter into an Agreement with J.P. West Inc.

Location:	Non-Development
Administering Department:	Finance – Risk Finance
Funding Source:	Operating – Federal & Self Insurance Fund (GL & WC)
Amount:	\$2,183,029.00
Projected Section 3 Hires:	1

Authorization is requested to enter into an agreement with J.P. West Inc. for risk management consulting services for the Authority's overall risk management program, commencing on January 1, 2017 and continuing through December 31, 2021, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

8 Authorization to Enter into an Agreement with Marsh USA Inc.

Location:	Non-Development
Administering Department:	Finance – Risk Finance
Funding Source:	Operating – Self Insurance Fund (GL & WC)
Amount:	\$3,570,465.00
Projected Section 3 Hires:	2

Authorization is requested to enter into an agreement with Marsh USA Inc. for risk control consulting services, commencing on January 1, 2017 and continuing through December 31, 2021, or commencing on such other date as may be determined by the General Manager or the Executive Vice-President for Finance and continuing for five (5) years thereafter, for the not-to-exceed amount.

APPROVED

9 Ratification of an Award of an Emergency Requirement Contract for Grade #2 Ultra Low Sulfur Diesel and Fuel Oil

Location:	Various (Bronx)
Administering Department:	Finance – Energy Finance
Funding Source:	Operating – Federal
Amount:	\$2,190,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, East Coast Petroleum, Inc., for the not-to-exceed amount.

APPROVED

- 10 Ratification of an Award of an Emergency Requirement Contract for Grade #2 Ultra Low Sulfur Diesel and Fuel Oil

Location:	Various (Brooklyn)
Administering Department:	Finance – Energy Finance
Funding Source:	Operating – Federal
Amount:	\$3,150,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, East Coast Petroleum, Inc., for the not-to-exceed amount.

APPROVED

- 11 Ratification of an Award of an Emergency Requirement Contract for Grade #2 Ultra Low Sulfur Diesel and Fuel Oil

Location:	Various (Manhattan)
Administering Department:	Finance – Energy Finance
Funding Source:	Operating – Federal
Amount:	\$1,020,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, East Coast Petroleum, Inc., for the not-to-exceed amount.

APPROVED

- 12 Ratification of an Award of an Emergency Requirement Contract for Grade #2 Ultra Low Sulfur Diesel and Fuel Oil

Location:	Various (Staten Island)
Administering Department:	Finance – Energy Finance
Funding Source:	Operating – Federal
Amount:	\$150,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to ratify the award of this emergency requirement contract to the lowest responsive and responsible bidder, Rucci Oil Company, Inc., for the not-to-exceed amount.

APPROVED

- 13 Authorization to Amend the Agreement with Automotive Rentals, Inc.

Location:	Various (Citywide)
Administering Department:	Administrations – General Services
Funding Source:	Operating – Federal
Amount:	\$3,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Automotive Rentals, Inc. for maintenance and repair services for the Authority's official vehicles and horticultural equipment, authorized by Board Resolution 13-10/23-11 and as amended by Board Resolution 15-9/30-14 for an initial two-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 for the second one-year renewal option, commencing on December 1, 2016 and continuing through November 30, 2017, pursuant to the terms and conditions of the NYS Office of General Services Contract PS63512 (Award No. 20108, Group 72002).

APPROVED

14 Authorization to Amend the Agreement with IT Trailblazers, LLC

Location:	Non-Development
Administering Department:	Human Resources & Information Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$4,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with IT Trailblazers, LLC for staff augmentation services, authorized by Board Resolution 13-10/23-28 and as amended by subsequent Board Resolutions for an initial one-year term with renewal option periods cumulatively not to exceed an additional four (4) years, to increase the not-to-exceed amount, in order to fund the continued provision of services for the third one-year renewal option, commencing on November 26, 2016 and continuing through November 25, 2017.

APPROVED

15 Authorization to Amend the Agreement with Trigyn Technologies, Inc.

Location:	Non-Development
Administering Department:	Human Resources & Information Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$10,200,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Trigyn Technologies, Inc. for staff augmentation services, authorized by Board Resolution 13-10/23-28 and as amended by subsequent Board Resolutions for an initial one-year term with renewal option periods cumulatively not to exceed an additional four (4) years, to increase the not-to-exceed amount, in order to fund the continued provision of services for the third one-year renewal option, commencing on December 5, 2016 and continuing through December 4, 2017.

APPROVED

16 Authorization to Amend the Agreement with IIT, Inc.

Location:	Non-Development
Administering Department:	Human Resources & Information Technology
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$9,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with IIT, Inc. for staff augmentation services, authorized by Board Resolution 13-10/23-28 and as amended by subsequent Board Resolutions for an initial one-year term with renewal option periods cumulatively not to exceed an additional four (4) years, to increase the not-to-exceed amount, in order to fund the continued provision of services for the third one-year renewal option, commencing November 18, 2016 and continuing through November 17, 2017.

APPROVED

17 Award of a Job Order Contract for General Construction

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, City, Mixed Finance & Other
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, Gridpsan Corporation, for the not-to-exceed amount. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

18 Award of a Job Order Contract for General Construction

Location:	Various (Bronx & Queens)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, City, Mixed Finance & Other
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, WDF Inc., for the not-to-exceed amount. Due to the first lowest bidder's current work load and capacity, Capital Projects Division recommends award to the second lowest bidder. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

19 Award of a Job Order Contract for General Construction

Location:	Various (Manhattan)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Operating & Capital – Federal, City, Mixed Finance & Other
Amount:	\$10,000,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this job order contract to the lowest responsive and responsible bidder, WDF Inc., for the not-to-exceed amount. Due to the first lowest bidder's current work load and capacity, Capital Projects Division recommends award to the second lowest bidder. This job order contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

20 Award of a Contract for Replacement of Underground Water and Fire Line Distribution Piping

Location:	Lafayette Gardens
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$1,864,000.00
Projected Section 3 Hires:	1

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Skountzos Plumbing & Heating Corp.

APPROVED

21 Authorization of a Change Order to Requirement Contract No. HE1323149 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East & Red Hook West
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$350,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Kordun Construction Corp. for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-17, to increase the not-to-exceed amount, in order to cover the costs for as-needed repairs.

APPROVED

- 22 Authorization of a Change Order to Requirement Contract No. HE1323147 Awarded to Kordun Construction Corp. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Brooklyn)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$350,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Kordun Construction Corp. for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-18, to increase the not-to-exceed amount, in order to cover the costs for as-needed repairs.

APPROVED

- 23 Authorization of a Change Order to Requirement Contract No. HE1323155 Awarded to Maric Mechanical, Inc. Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Queens)
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$350,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Maric Mechanical, Inc. for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-19, to increase the not-to-exceed amount, in order to cover the costs for as-needed repairs.

APPROVED

24 Award of a Contract for Replacement of Water Closet Bends

Location:	Independence Towers (LLC II)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – State
Amount:	\$1,340,216.00
Projected Section 3 Hires:	9

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Gem - Quality Corporation. The first lowest bidder was deemed non-responsive for failure to submit the required bid bond.

APPROVED

25 Award of a Requirement Contract for Asbestos and Lead Abatement Project Monitoring and Management

Location:	Various (Citywide)
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – Federal
Amount:	\$5,952,256.80
Projected Section 3 Hires:	11

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Genesis Environmental Consultants Inc., for the not-to-exceed amount.

APPROVED

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

Location:	Rangel
Administering Department:	Capital Projects Division – Disaster Recovery
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$23,354,200.00
Projected Section 3 Hires:	9

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Delric Construction Co., Inc. The first lowest bidder was deemed non-responsive for failure to include a critical portion of the scope of work in their bid proposal, as outlined in the contract specifications.

APPROVED

27 Award of a Contract for Community Center Renovation

Location:	Fulton
Administering Department:	Capital Projects Division – City Capital
Funding Source:	Capital – Federal & City
Amount:	\$6,618,381.00
Projected Section 3 Hires:	9

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Gem - Quality Corporation.

APPROVED

- 28 Authorization for a Change Order to Contract No. HE1125547 Awarded to Stevens Technical Services, Inc.

Location:	Hope Gardens
Administering Department:	Capital Projects Division – Construction
Funding Source:	Capital – EPC
Amount:	\$61,679.71
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this contract awarded to Stevens Technical Services, Inc. for the replacement of boilers, authorized by Board Resolution 12-4/11-2, to increase the amount by the negotiated amount, in order to cover the costs for three (3) chimney flue gas vent extensions above the existing location in order to obtain regulatory approval from the NYC Department of Buildings.

APPROVED

- 29 Award of a Requirement Contract for Various Types of Aluminum Windows

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$259,913.09
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Franklen Glass 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

30 Award of a Requirement Contract for 14.6" Cubic Feet Energy Star Refrigerators

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating & Capital – Federal
Amount:	\$9,360,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, P.C. Richard & Son Long Island Corporation, for the not-to-exceed amount. The first, second and third lowest bidders were deemed non-responsive because the product offered did not conform with the bid specifications. This requirement contract also provides for a one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

31 Award of a Requirement Contract for Various Types of Kitchen Countertops

Location:	Various (Brooklyn, Queens & Staten Island)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,497,871.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Rynone Corporation, 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

32 Award of a Requirement Contract for Various Types of Kitchen Countertops

Location:	Various (Bronx & Manhattan)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$2,588,030.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Rynone Corporation, 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

33 Authorization to Enter into an Agreement with Gabrielli Truck Sales Ltd.

Location:	Various (Citywide)
Administering Department:	Operations – Management & Planning
Funding Source:	Operating – Federal
Amount:	\$1,605,888.00
Projected Section 3 Hires:	N/A

Authorization is requested to enter into an agreement with Gabrielli Truck Sales Ltd. for twelve (12) Utility Trucks with Aerial Lift (Bucket Truck), commencing on October 1, 2016 and continuing through November 30, 2016, or commencing on such other date as may be determined by the General Manager or the Senior Vice-President of Operations, pursuant to the terms and conditions of the NYC Department of Citywide Administrative Services Contract RC20161200496.

WITHDRAWN

34 Authorization of a Ratification to Increase the Not-To-Exceed Amount of Twenty-One (21) Requirement Contracts for Maintenance Painting of Apartments

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,555,260.48
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of an increase in the not-to-exceed amount of twenty-one (21) requirement contracts awarded to twelve (12) vendors for maintenance painting of apartments, by 50% as permitted by the original requirement contracts, which did not require initial Board approval for an initial one-year term with one (1) six-months renewal option, in order to fund the continued provision of services for the increased capacity during the contract term.

APPROVED

35 Authorization of a Ratification to Increase the Not-To-Exceed Amount of Thirty-Two (32) Requirement Contracts for Vinyl Composition Floor Tile in Apartments

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,315,165.87
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of an increase in the not-to-exceed amount of thirty-two (32) requirement contracts awarded to fifteen (15) vendors for vinyl composition floor tile in apartments, by 50% as permitted by the original requirement contracts, which did not require initial Board approval for an initial one-year term with one (1) six-months renewal option, in order to fund the continued provision of services for the increased capacity during the contract term.

APPROVED

36 Authorization to Increase the Not-To-Exceed Amount of One Hundred and Eighteen (118) Requirement Contracts for Maintenance Painting of Apartments

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$22,059,923.06
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of one hundred and eighteen (118) requirement contracts awarded to eighteen (18) vendors for maintenance painting of apartments, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial one-year term with one (1) six-months renewal option, in order to fund the continued provision of services for the increased capacity during the contract term.

APPROVED

37 Authorization to Increase the Not-To-Exceed Amount of Eighty-Eight (88) Requirement Contracts for Vinyl Composition Floor Tile in Apartments

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$4,021,061.07
Projected Section 3 Hires:	N/A

Authorization is requested to approve an increase in the not-to-exceed amount of eighty-eight (88) requirement contracts awarded to twenty-eight (28) vendors for vinyl composition floor tile in apartments, by 50% as permitted by the original requirement contract, which did not require initial Board approval for an initial one-year term with one (1) six-months renewal option, in order to fund the continued provision of services for the increased capacity during the contract term.

APPROVED

38 Award of a Requirement Contract for Various Types of Kalamein Doors

Location:	Various (Citywide)
Administering Department:	Operations
Funding Source:	Operating – Federal
Amount:	\$1,310,280.00
Projected Section 3 Hires:	N/A

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Metalline Fire Door Co., 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

39 Rejection of All Bids for a Requirement Contract for Rental and Installation of Temporary Steam or Hot Water Heating Boilers, Heat Exchanges and Temporary Oil Tanks

Location:	Various (Citywide)
Administering Department:	Operations – Technical Services
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 requirement contract will be re-bid with a revised estimate and scope of work.

APPROVED

- 40 Authorization of a Change Order to Requirement Contract No. 1329785 Awarded to Power Mechanical Inc.

Location:	Various (Citywide)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – Federal
Amount:	\$1,605,450.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a change order to this requirement contract awarded to Power Mechanical Inc. for rental and installation of temporary steam or hot water heating boilers, heating exchangers and temporary oil tanks, authorized by Board Resolution 13-10/23-13, to increase the not-to-exceed amount, in order to fund the continued provision of services for an additional one (1) year, commencing on November 17, 2016 and continuing through November 16, 2017.

APPROVED

- 41 Authorization to (i) Submit Documents to HUD for RAD Conversion, (ii) Form Corporate Affiliates of the Authority, (iii) Enter into Two (2) Leases with Corporate Affiliates, and (iv) Use FEMA Funds for Rehabilitation

Location:	Ocean Bay Apartments (Bayside)
Administering Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to (i) submit documents to HUD to obtain the necessary approvals to convert Ocean Bay Apartments (Bayside), consisting of 1,395 units located in Queens County Block 16002, Lot 1 and Block 16001, Lot 2 ("Bayside") from a Section 9 Public Housing Annual Contribution Contract to a Rental Assistance Demonstration ("RAD") Section 8 Project Based Voucher Housing Assistance Payment Contract, pursuant to HUD Notice PIH-2012-32 (HA), REV; (ii) form corporate affiliates of the Authority which will be used in the organizational structure of the transaction; (iii) enter into two (2) ninety-nine (99) year leases with the above mentioned corporate affiliates and affiliates of Richman Housing Resources, LLC, Catholic Charities Progress of the Peoples Development Corporation, Ocean Bay Community Development Corporation and RDC Development, LLC for Bayside's land and improvements; and (iv) use FEMA funds to perform rehabilitation of Bayside, in an amount not to exceed Bayside's fixed, capped grant amount of \$280,689,190.

APPROVED

42 Authorization to Amend the Agreement with Dell Marketing L.P.

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$364,175.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Dell Marketing L.P. for 6,200 Microsoft Office Desktop licenses and 650 Microsoft Servers licenses with three (3) years of Enterprise Product Support, authorized by Board Resolution 15-5/27-4 for an initial three-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order fund an additional 3,500 Microsoft Original Equipment Manufacturer software licenses for the remainder of the initial three-year term, which commenced on July 1, 2015 and continuing through June 30, 2018, pursuant to the terms and conditions of the NYS Office of General Services Microsoft Software Reseller Contract PS66134.

APPROVED

43 Authorization to (i) Rescind Board Resolutions 10-5/12-1, 12-9/12-2, 14-5/21-2 and 15-4/29-4; (ii) Ratify the Funds Expended Pursuant to the Participation Agreement with Telesector Resources Group, Inc.; and (iii) Increase the Not-To-Exceed Amount for the Additional Term of the Participation Agreement

Location:	Non-Development
Administering Department:	IT Infrastructure
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$42,639,799.12
Projected Section 3 Hires:	N/A

Authorization is requested to (i) rescind (a) Board Resolution 10-5/12-1, which authorized an agreement for T-1 circuits and maintenance, (b) Board Resolution 12-9/12-2, which authorized an agreement for high speed Metropolitan Ethernet circuits, (c) Board Resolution 14-5/21-2, which authorized an agreement for landline and dataline services, and (d) Board Resolution 15-4/29-4, which authorized a related amendment for landline and dataline services; (ii) ratify the funds expended in the not-to-exceed amount of \$41,439,781.13 from January 2007 through September 2016, under the participation agreement with Telesector Resources Group, Inc. ("Telesector"), as the contracting agent for Verizon Communications, Inc., pursuant to the Master Services Agreement with New York City Department of Information Technology and Telecommunications ("DoITT") (Contract 858-20141406032) for voice and data telecommunications services (the "Participation Agreement"), authorized by Board Resolution 06-8/9-6; and (iii) increase the not-to-exceed amount by \$1,200,017.99, in order to fund the continued provision of services during the additional three (3) month term of the Participation Agreement, commencing on October 1, 2016 and continuing through December 31, 2016, which is coterminous with the above-referenced DoITT Master Services Agreement with Telesector.

APPROVED

- 44 Ratification of a Change Order to a Requirement Contract Awarded to Durante Rentals, LLC for the Rental, Mobilization/De-Mobilization and Service of Portable Light Towers

Location:	Various (Citywide)
Administering Department:	Operations – Technical Services
Funding Source:	Operating – City
Amount:	\$995,200.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve the ratification of a change order to a requirement contract awarded to Durante Rentals, LLC for the rental, mobilization/de-mobilization and service of portable light towers, authorized by Board Resolution 15-11/18-4 for an initial six-month term with a one (1) six-month renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during two (2) months of the renewal option, which commenced on September 8, 2016 and is continuing through November 4, 2016.

APPROVED.

- 45 Board Member Dinzey-Flores moved that the Members be authorized to meet in Executive Session today to discuss the litigation matter of *Wynn et al. v. New York City Housing Authority, Civ. No. 14-2818*.

APPROVED



Vilma Huertas
Corporate Secretary



NYCHA Board Calendar Meeting

Chair's Report

September 28, 2016



Overview

- ❑ NextGen Goals
- ❑ Updates
 - Operate as an efficient and effective landlord
 - ❖ Digital NYCHA
 - ❖ Resiliency + Sustainability
 - ❖ Safety and Security
 - Re(build), expand and preserve public and affordable housing
 - ❖ Capital Strategy
 - Engage residents and connect them to best-in-class social services
 - ❖ Resident Hiring
 - ❖ ID NYC
- ❑ Employee Engagement and Recognition

NextGeneration NYCHA Strategies

Fund

- 1) Secure relief from PILOT
- 2) Improve collection of resident rent and fees
- 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) Increase safety and security

(Re)Build

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

Engage Residents

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

Operate as an Efficient and Effective Landlord

Improving the speed and ease of our customer service



MyNYCHA app is in English and Spanish



Handheld devices for dispatch and inventory at 72 developments



Mobile digital vans increasing access to WiFi and technology at 4 NYCHA developments

Sustainability | Recovery + Resiliency Work

Broke ground on \$41M
Recovery and Resiliency
project in **Coney Island**

Groundbreaking on \$88M
Recovery and Resiliency
project at **Astoria Houses**

Impacting more than
3,100 NYCHA residents

2nd and 3rd major funded
projects of **\$3B FEMA Grant**
(largest in U.S. history)



Coney Island Sites 4/5 Rendering



Aerial View of Astoria Houses

Safety | Lighting, CCTV/LAC Update



Chair Olatoye announcing lighting installation at Polo Grounds Towers

Exterior lighting
is installed at 6
MAP
developments

CCTV/LAC
construction
started at 10
developments

564 cameras
expected to be
installed by end of
2016
(City Council and
MAP-funded)

Capital Planning | Repair Work

All **26 roofs** have been replaced at **Queensbridge North and South**

7 developments in 2nd tranche of City-Funded roofing work are **in design phase**

58,560 residents will be impacted by this work



Replacing a roof at Queensbridge Houses

Engage and Connect Residents to Best in Class Services

Working to **effectively** and **efficiently** meet the **needs** of residents



Groundbreaking at Astoria Houses

- **\$2M** received from HUD for **Jobs-Plus Pilot Program** at Pennsylvania-Wortman in Brooklyn
- NYCHA released RFP for **Sandy Pre-Apprenticeship Program** to funnel NYCHA residents into **construction unions**
- **125 NYCHA residents** have been **hired** on Sandy-related projects to date, with just 4 sites having broken ground this summer

Engage and Connect Residents to Best in Class Services

Working to **effectively** and **efficiently** meet the needs of residents

NYCHA has partnered with ID NYC to help residents and employees register for *free* identification cards granting them access to City services



IDNYC benefits every City resident, including the most vulnerable communities—the homeless, youth, the elderly, undocumented immigrants, the formerly incarcerated and others who may have difficulty obtaining other government-issued ID

Awards and Recognition

Being acknowledged for our initiatives and innovation

CMAA Excellence in Construction Management Award

GFOA's Award for Excellence in Budgeting for FY 2016 Budget

NAHRO's National Award for Excellence



NYCHA's Budget Department with Chair Olatoye, General Manager and CFO



NYCHA Board Calendar Meeting

General Manager's Report

September 28, 2016



Agenda

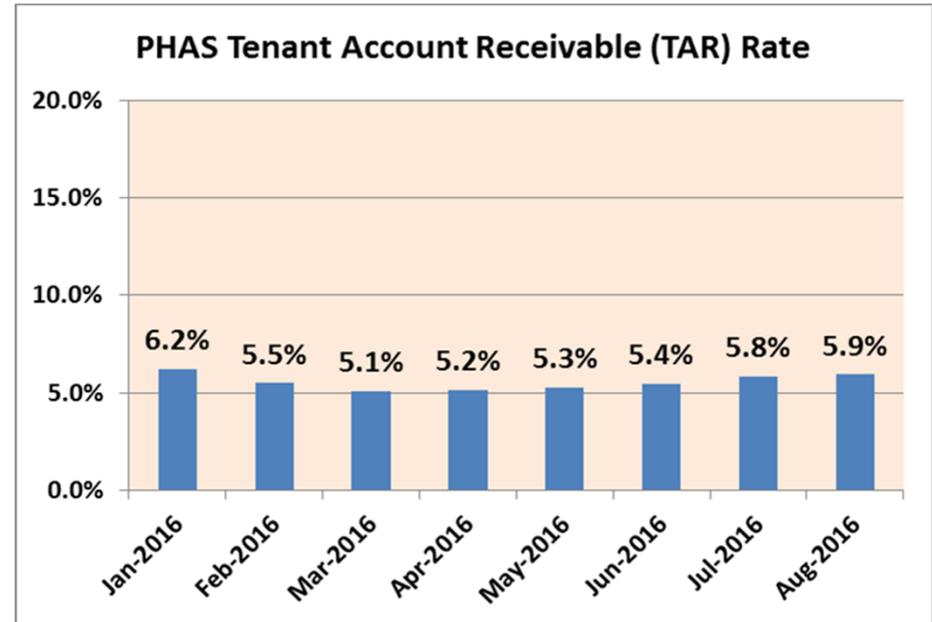
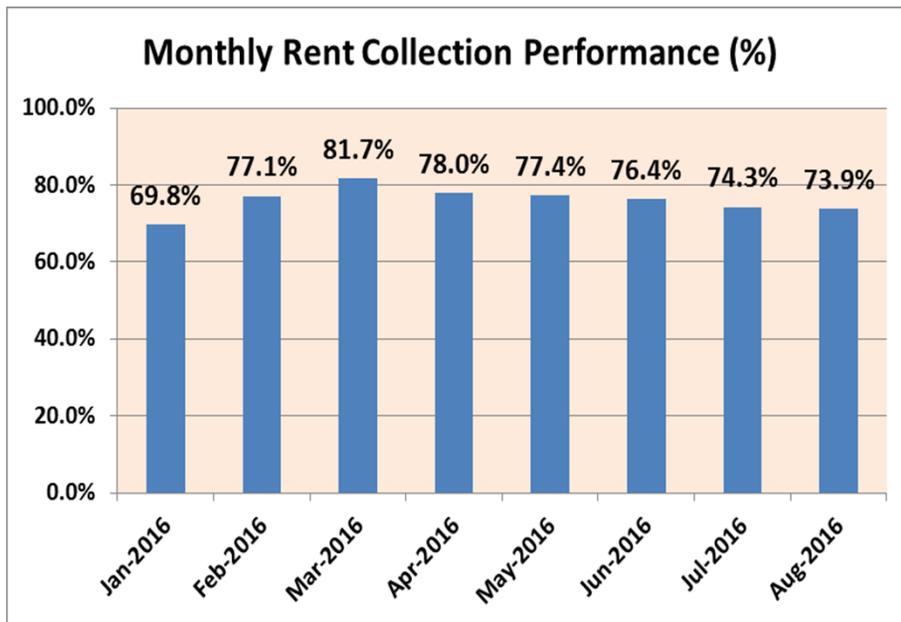
- ❑ NYCHA Key Performance Indicator (KPI) Report
- ❑ Heat & Hot Water Summer Overhaul

Key Performance Indicator (KPI) Report

- ❑ The Key Performance Indicator (KPI) report tracks NYCHA's performance in four main areas:
 - Financial (Rent Collection)
 - Work Orders (Emergencies, Maintenance and Skilled Trades)
 - Vacancies (Apartment Turnaround Time)
 - Customer Satisfaction (Residents satisfied with repairs)

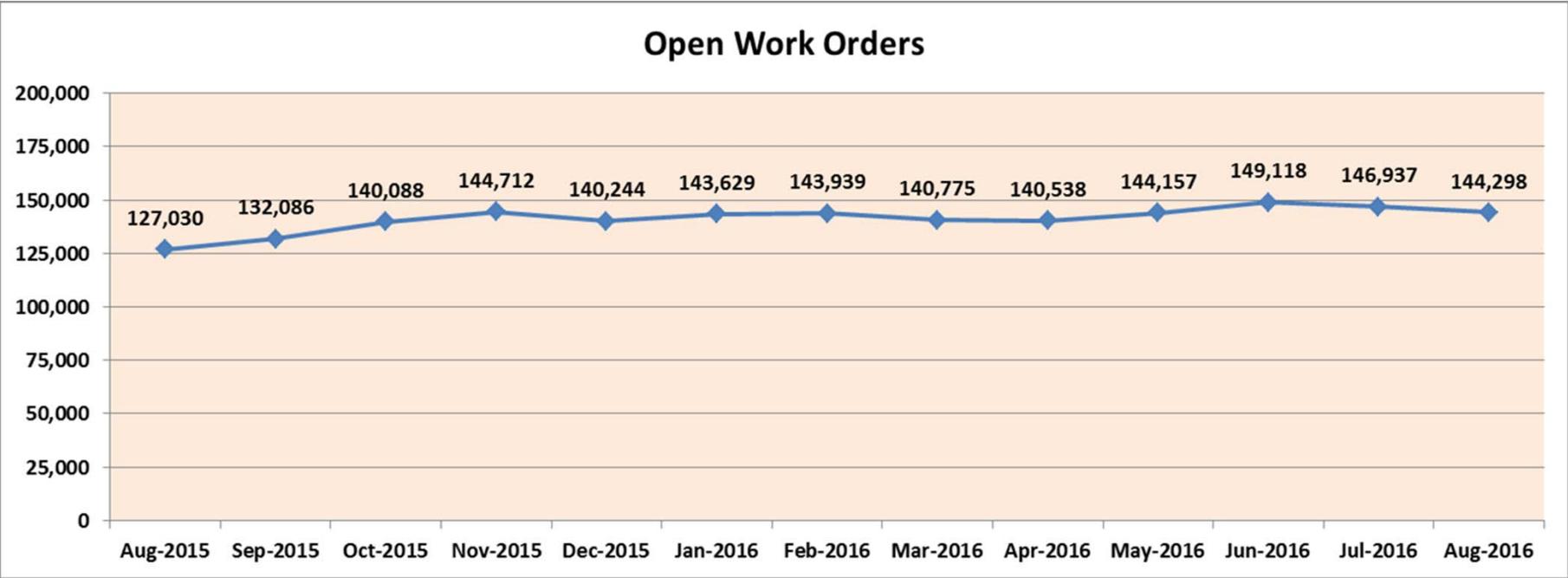
Rent Collection Performance Report

- In August, the rent collection decreased to 73.9% from 74.3% in July. The **cumulative** rent collection rate for the past twelve months was **95%**. The HUD target is 97.5%.



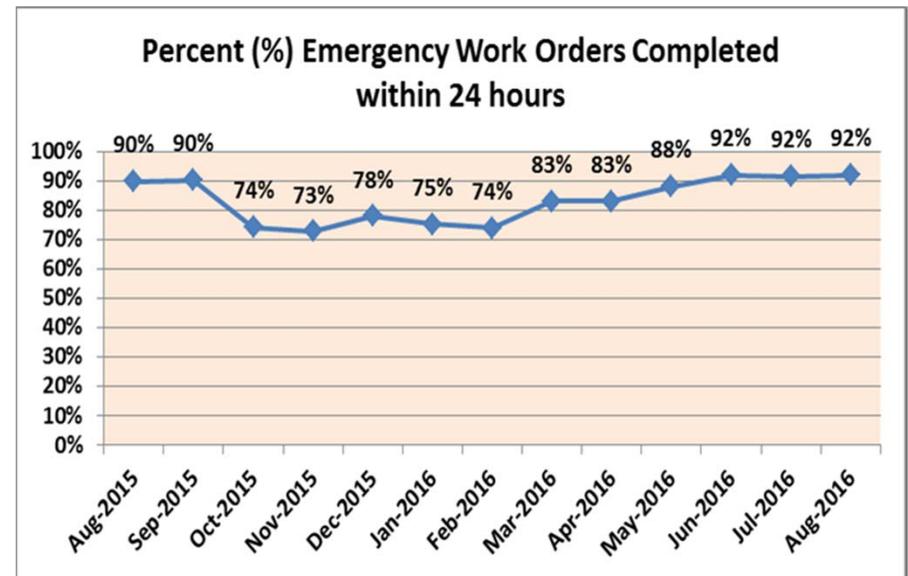
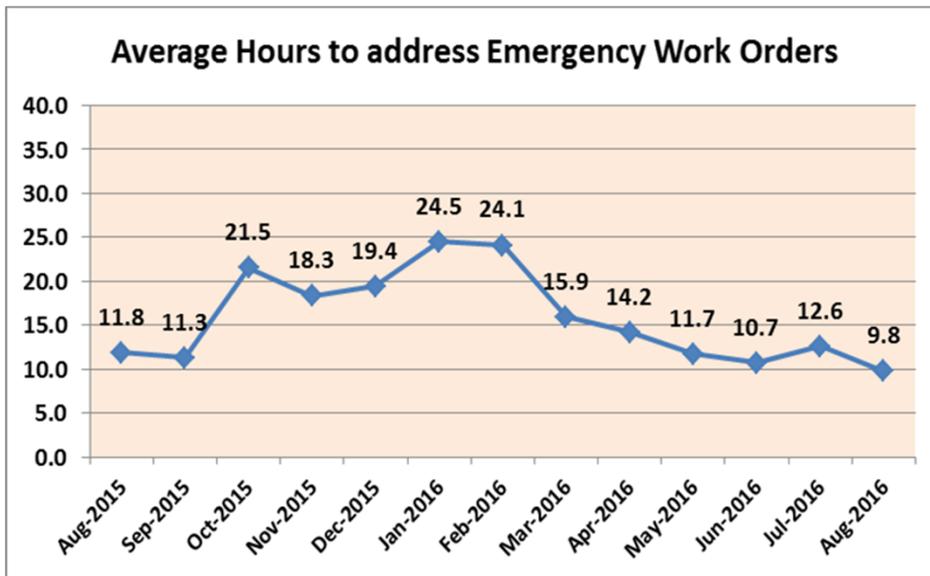
Work Orders Overview

□ As of the end of August, there were 144,298 open work orders which was lower than the previous month (146,937).



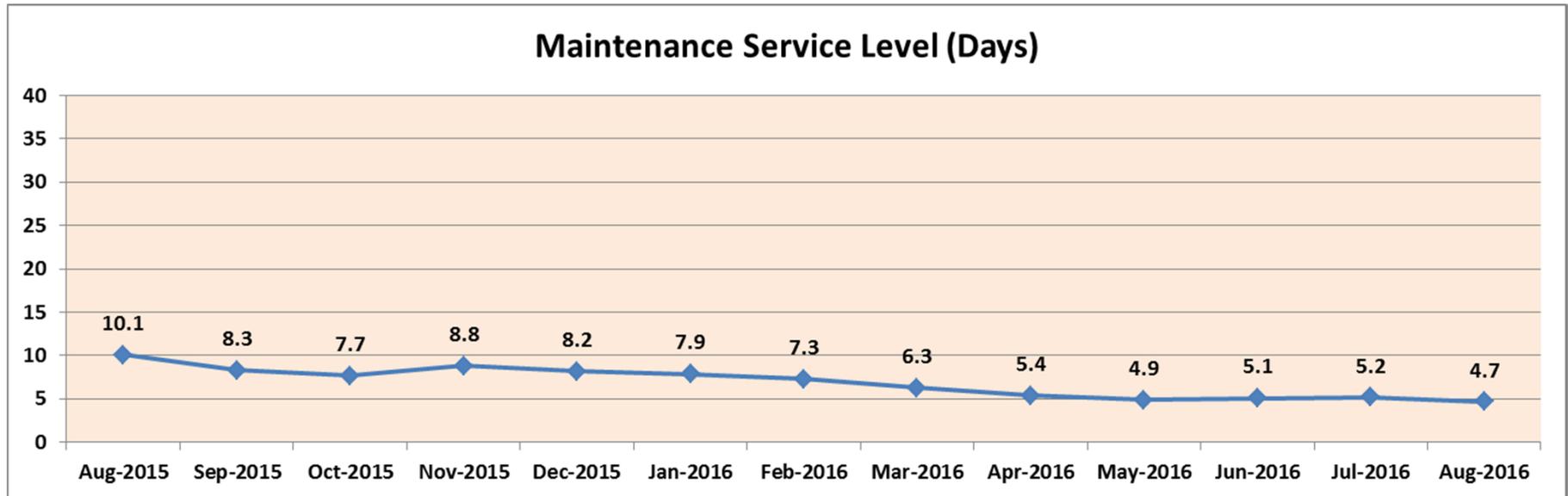
Emergency Work Orders

- ❑ Emergency work orders are high priority items such as heat and hot water, gas, elevator outages, etc. NYCHA has a target of 24 hours to respond to these conditions.
- ❑ In August 2016, the average time to resolve emergencies was 9.8 hours, lower than last year and within the 24 hour target.



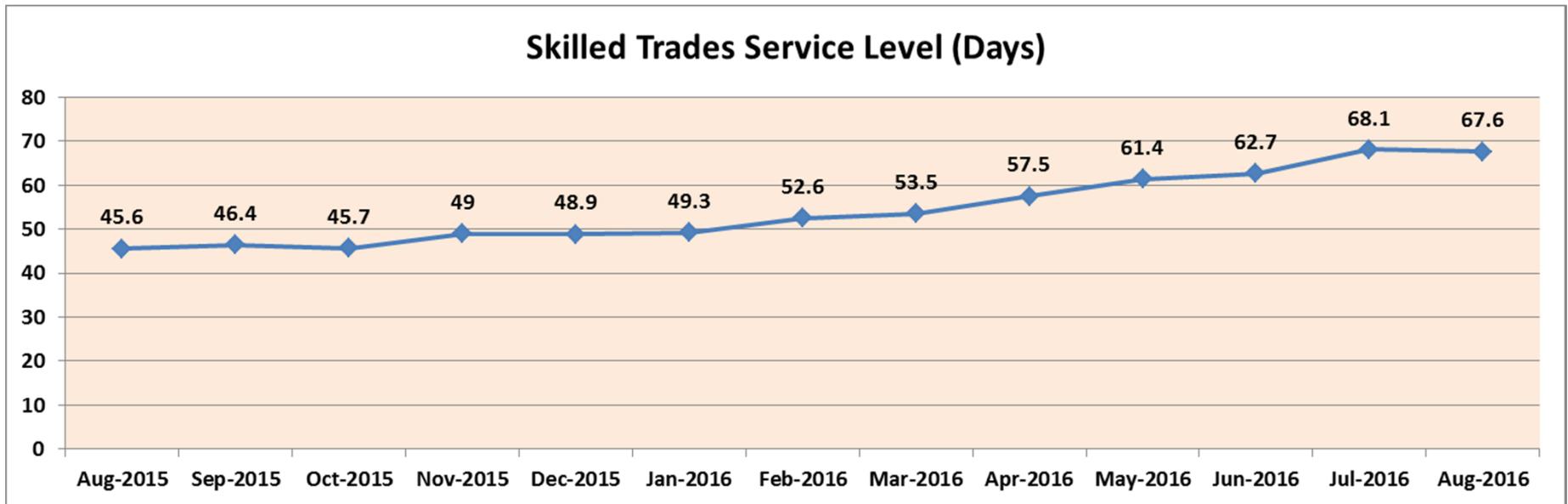
Maintenance Work Orders

- ❑ The Maintenance Service Level measures the Authority's performance in addressing simple repairs. We have set a target of 7 days.
- ❑ In August 2016, the service level was 4.7 days, a reduction of 53.4% from August 2015.



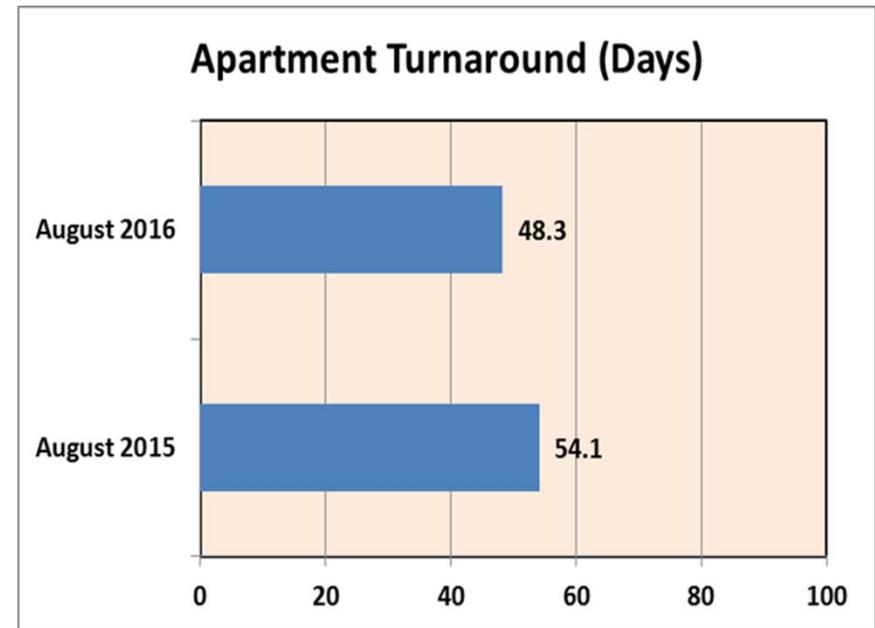
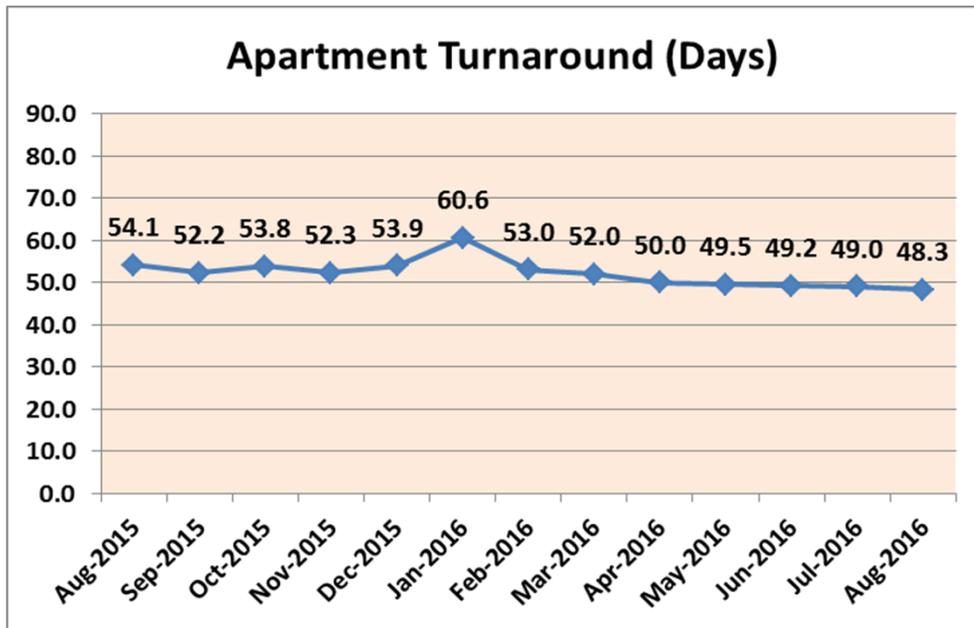
Skilled Trades Work Orders

- The Skilled Trades Service Level measures the Authority's performance in addressing more complex repairs such as carpentry, painting and plastering.



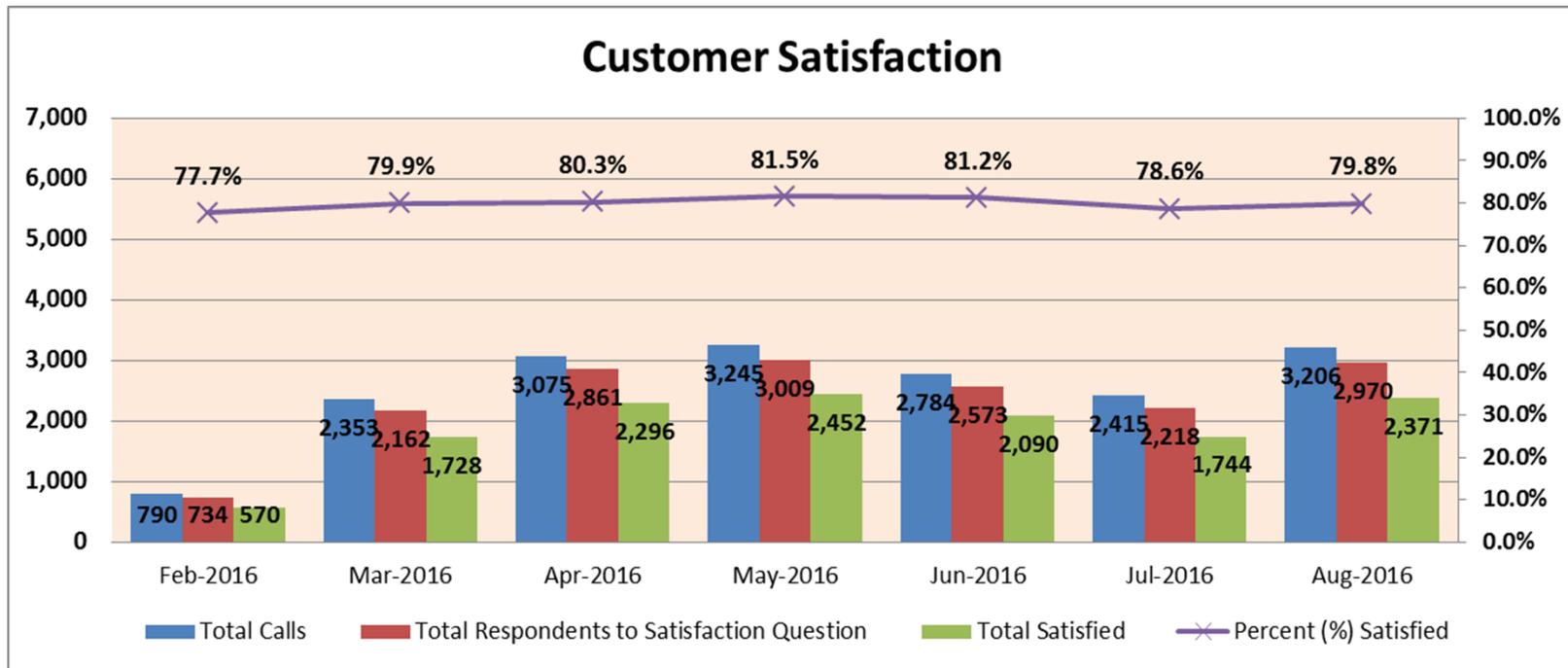
Apartment Turnaround Time

- ❑ The Apartment Turnaround measures the average days to re-occupy a NYCHA apartment after it has been vacated. The target is 30 days.
- ❑ The year to date turnaround for August 2016 was 48.3 days, a reduction of 11% compared to 54.1 days last August.



Customer Satisfaction

- ❑ The Customer Satisfaction measures the percentage of residents satisfied with the overall experience with their repair. This information is obtained from the results of the monthly robocalls conducted by the CCC for closed work orders.
- ❑ In August 2016, 79.8% residents reported being satisfied with their repair.



Heat & Hot Water Summer Overhaul



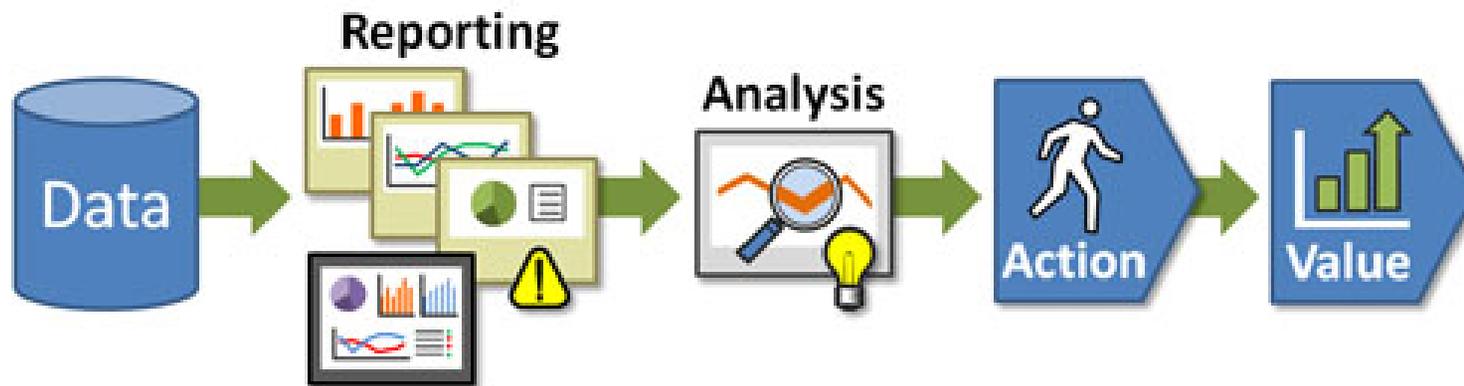
Equipment

- Redundant equipment is all operational
- Servicing all steam traps
- Improved quality controls on preventative work

Better Communication



Reporting



Heat Season: October 1st - May 31st

6:00 A.M. - 10:00 P.M.

Outside < 55 degrees, then
Inside \geq 68 degrees

10:00 P.M. - 6:00 A.M.

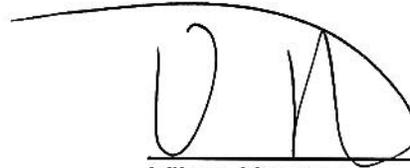
Outside < 40 degrees, then
Inside \geq 55 degrees

THREE-THOUSAND ONE HUNDRED AND SIXTH MEETING

Wednesday, September 28, 2016

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 12:17 P.M.

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

Vilma Huertas
Corporate Secretary