

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND ONE HUNDRED AND NINETY-THIRD MEETING

Minutes of Board Meeting

Wednesday, February 28, 2024

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

Present: Jamie Rubin, Chair
Victor A. Gonzalez, Vice-Chair
Greg Belinfanti, Member
James McKoy, Member
Raymond Miller, Member
Lisa Bova-Hiatt, Chief Executive Officer (CEO)
Jacqueline C. Hernandez, Esq., Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, February 28, 2024

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, January 31, 2024

APPROVED

II. CEO's Remarks

Events of February 6, 2024

- NYCHA has zero (0) tolerance for any wrongful or illegal activity, greed or violation of trust.
- The individuals involved in these acts put their greed first and they violated the trust of our residents, their fellow NYCHA colleagues and all New Yorkers.
- In the past 5 years, NYCHA has achieved many significant milestones while remaining vigilant to ensure integrity in every area of our work.
- NYCHA has already made transformative changes to our business practices, and we continue to do so.
- NYCHA will not allow bad actors to disrupt or undermine its achievements.
- NYCHA thanks Ralph Iannuzzi, who is NYCHA's Inspector General; Jocelyn Strauber, the Commissioner of the Department of Investigation ("DOI"), Damian Williams, US Attorney for the Southern District of New York ("SDNY") and their respective teams for their diligence in this investigation and their cooperation and collaboration with NYCHA.
- NYCHA will continue to work with all of our law enforcement partners to rid NYCHA of any and all malfeasance.

Emergency Rental Assistance Program ("ERAP") Update

- The total number of ERAP payments requests submitted is 26,683.
- NYCHA has received \$135 million in ERAP payments for 22,500 applications.
- Of the 22,500 applications NYCHA received payment for, NYCHA has applied payment to 11,844 tenant accounts.
- NYCHA is pending an additional payment from the Office of Temporary and Disability Assistance for \$10.7 million.

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

New Monitor

- NYCHA's new monitor, Jenner and Block, has started.
- NYCHA is excited to work with Neil Barofsky and Matt Cipolla, and look forward to this new monitorship.

III. EVP for Legal Affairs and General Counsel's Remarks

Events of February 6, 2024

- The charges of bribery of seventy (70) current and former NYCHA employees in connection with the micro purchasing contracts are very serious and disturbing.
- These alleged acts that have been accused by the US Attorney's office, represent an intolerable circumstance with NYCHA and we have zero tolerance for wrongful and illegal activity.
- All the implicated employees have been suspended.
- NYCHA leadership, as well as our compliance and quality assurance teams, worked closely with DOI and NYCHA'S Inspector General.
- Our teams identified suspicious activity as well as a lack of controls in this area and proactively sent information to DOI for review.
- NYCHA will continue to work with law enforcement partners to rid NYCHA from all malfeasance.
- NYCHA has been working over for the past few years to improve the micro purchasing process.
- Following a prior DOI investigation in September 2021, DOI made five recommendations regarding micro purchases. While NYCHA did not implement DOI's exact recommendations, DOI's findings provided NYCHA with the direction to undertake considerable incremental changes and improved internal controls to attempt to mitigate the risk, while ensuring developments can provide efficient services to residents, especially when emergencies arise.
- The procedural training and oversight change that NYCHA implemented reduced the spending on micro purchases by nearly half and by reducing that spending by nearly half, we reduced the risk of fraud-based abuse corruption by a proportional amount.
- Fundamentally, NYCHA believes that developments needed the appropriate level of flexibility to be able to secure the fastest possible service for residents, particularly during emergencies and government entities, including public housing authorities across the nation, as well as other city agencies, commonly use micro purchases to obtain critical services quickly.
- In addition to enabling developments to get smaller and lower cost repairs done expeditiously, without undergoing a lengthy and complex procurement process, micro purchases support our MWBE and local hiring goals; however, after this clear violation of trust and misuse of authority, NYCHA is in the process of implementing DOI's full suite of 14 recommendations.

- All DOI's recommendations have either already been implemented or are on their way.
- NYCHA expects to fully implement all the recommendations within a year.
- While NYCHA works to enact these important structural changes as part of our larger organizational transformation efforts, there will be increased oversight of the micro purchase program.
- NYCHA believes that with the additional oversight and the implementation of DOI's latest recommendations, it can continue to tackle this issue and make progress all in service of our residents.
- The US Attorney's Office for the SDNY is prosecuting these cases and will determine in each case how and when it will proceed.
- While the SDNY has exclusive jurisdiction in these cases, NYCHA has respectfully requested an expeditious resolution to these matters.

IV. Chair's Remarks

Events of February 6, 2024

- NYCHA dealt with the news of the arrests quickly and professionally.
- There was no continuity of operations issues.
- NYCHA takes this extremely seriously.
- NYCHA will figure out what the operational affects are, and make sure it doesn't happen again to the extent possible, and make sure the operations can continue.
- NYCHA's job is to make sure that the discipline is in place and that there is a culture of compliance which NYCHA has done.
- It is not NYCHA's job to be a prosecutor; that's the Southern District's job. It is important to understand the distance and line between those two functions.
- These events are nowhere representative of anything else that's happening at NYCHA.

V. Authority Calendar

Calendar of Regular Meeting, Wednesday, February 28, 2024

- 1 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2213455 Awarded to Abatement Unlimited, Inc. ("Abatement Unlimited")

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – Federal & City
Amount:	\$15,000,000.00
Projected Section 3 Hires/Labor Hours:	5,000 of 20,000 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Abatement Unlimited for asbestos abatement and replacement of floor tiles in move-out apartments, authorized by Board Resolution 23-1/26-29 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 February 15, 2023 and is continuing through February 14, 2026.

APPROVED

- 2 Award of a Requirement Contract for Replacement of Motorized Steam Control Zone Valve Stations and Heating Control Panels

Location:	Various (Bronx)
Administering Department:	Heating Management & Services
Funding Source:	Operating & Capital – Federal
Amount:	\$4,462,738.72
Projected Section 3 Hires/Labor Hours:	714 of 2,856 Hours

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, TR Pipe Inc. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

3 Authorization to Transfer a Portion of the Authority's Assigned Annual Contributions Contract ("ACC") Voucher Capacity (Units)

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

Authorization is requested to transfer 3,000 units of the Authority's assigned 114,546 units in its current ACC to the NYC Department of Housing Preservation and Development.

APPROVED

4 Authorization to Ratify an Amendment to the Housing Choice Voucher Program ("HCVP") Administrative Plan

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

Authorization is requested to ratify an amendment to the Authority's HCVP Administrative Plan, most recently amended by Board Resolution 22-6/15-1, in accordance with the United States Department of Housing and Urban Development ("HUD") regulation 24 CFR 982.54 (d)(1) governing the Section 8 HCVP, to (i) revise policies to be consistent with new HUD guidelines on fair housing, program admissions, eligibility payment standards, Housing Quality Standards, and other general program policies, and (ii) address minor edits to provide better clarification of existing policies.

APPROVED

- 5 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Hardware for Doors (sixty-seven (67) out of the one hundred seventeen (117) line-items)

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$4,104,318.96
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the award of this requirement contract to the lowest responsive and responsible bidder, Independent Hardware, Inc. This requirement contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 6 Authorization of a Contract Capacity Increase to Requirement Contract No. 2218487 Awarded to Electric Eel Manufacturing Co., Inc. ("Electric Eel")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$2,210,917.07
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Electric Eel for the purchase and delivery of pipes and sewer tools, 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 February 8, 2023 and is continuing through February 7, 2026.

APPROVED

7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Welding

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	2,500 of 10,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Simco Enterprises, Corp. 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. The second lowest bidder, the third lowest bidder and the fourth lowest bidder were deemed non-responsive for failure to submit the required signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. The fifth lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

8 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for General Welding

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	2,500 of 10,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Simco Enterprises, Corp. 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. The second lowest bidder and the third lowest bidder were deemed non-responsive for failure to submit the required signed Letter of Assent, pursuant to the Project Labor Agreement terms, as outlined in the Authority's bid documents. The fourth lowest bidder was deemed non-responsive for failure to submit the required bid security, as outlined in the Authority's bid documents. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 9 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2217334 Awarded to Watson's Plumbing, Heating & Building Services, Inc. ("Watson's Plumbing")

Location:	Various (Citywide)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$7,500,000.00
Projected Section 3 Hires/Labor Hours:	875 of 3,500 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Watson's Plumbing for plumber services, authorized by Board Resolution 23-4/27-7 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 June 12, 2023 and is continuing through June 11, 2026.

APPROVED

- 10 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2309274 Awarded to Polo Construction, Corp. ("Polo")

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating & Federal
Amount:	\$600,000.00
Projected Section 3 Hires/Labor Hours:	3,905 of 15,620 Hours

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Polo for janitorial debris removal, sanitizing of basements and crawl space areas, emergency pumping and canopy cleaning, which did not require initial Board authorization and as subsequently amended 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 June 5, 2023 and is continuing through June 4, 2026.

APPROVED

11 Award of a Contract for Early Child Care Center Renovation

Location:	White
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal & City
Amount:	\$2,493,000.00
Projected Section 3 Hires/Labor Hours:	1,125 of 4,500 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Jemco Electrical Contractors, Inc. The first lowest bidder was deemed non-responsive for failure to submit both the signed Letter of Assent, pursuant to the Project Labor Agreement terms, and its sealed list of subcontractors, as outlined in the Authority's bid documents.

APPROVED

12 Award of a Contract for Green Infrastructure Construction

Location:	Various (Brooklyn)
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – CDBG-DR
Amount:	\$10,480,880.90
Projected Section 3 Hires/Labor Hours:	6,403 of 25,613 Hours

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

APPROVED

13 Award of a Contract for Green Infrastructure Construction

Location:	Various (Brooklyn & Queens)
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – CDBG-DR
Amount:	\$9,848,583.90
Projected Section 3 Hires/Labor Hours:	6,600 of 26,400 Hours

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

APPROVED

14 Authorization to Amend Board Resolution 23-11/30-21

Location:	Various (Citywide)
Administering Department:	Asset & Capital Management
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Multiple Vendors - Multiple Plans

Authorization is requested to amend Board Resolution 23-11/30-21, which authorized the entering into seven (7) agreements with seven (7) firms for construction management as agent services for the Authority's Comprehensive Modernization Program Department Projects, to reflect the addition of one (1) agreement with one (1) firm, Naik Consulting Group-Vertex Joint Venture, resulting in a total of eight (8) agreements with eight (8) firms. All other terms and conditions set forth in Board Resolution 23-11/30-21 shall remain unchanged.

APPROVED

- 15 Authorization of a Contract Capacity Increase to Requirement Contract No. HE1323149 Awarded to Kordun Construction Corp. ("Kordun") Related to the Response to and Recovery from Hurricane Sandy

Location:	Red Hook East, Red Hook West (Bldgs 1-4) & Red Hook West (Bldgs 15-25)
Administering Department:	Asset & Capital Management – Recovery and Resilience
Funding Source:	Capital – FEMA, CDBG-DR & Insurance
Amount:	\$2,307,060.00
Projected Section 3 Hires/Labor Hours:	0

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Kordun for the replacement of temporary oil boilers with temporary natural gas boilers, authorized by Board Resolution 13-11/20-17 and as subsequently amended for an initial two-year and seven-month term, to increase the not-to-exceed amount, in order to fund the continuation of the lease of all temporary natural gas boilers and as-needed repairs, during the remainder of the extended nine-month and eleven-day term, which commenced on November 21, 2023 and is continuing through August 31, 2024.

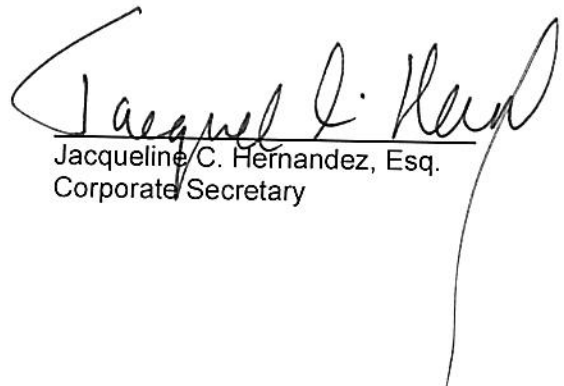
APPROVED

- 16 Authorization of a Contract Capacity Increase to the Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Nelligan/White Architects, PLLC ("Nelligan")

Location:	Various (Citywide)
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$950,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

Authorization is requested to approve a contract capacity increase to this IDIQ agreement with Nelligan for architectural services, which did not require initial Board authorization 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 additional assigned work during the remainder of the initial three-year term, which commenced on March 2, 2021 and is continuing through March 1, 2024.

APPROVED

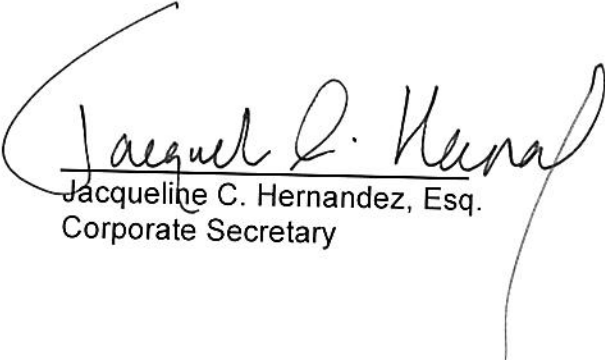


Jacqueline C. Hernandez, Esq.
Corporate Secretary

THREE-THOUSAND ONE HUNDRED AND NINETY-THIRD MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 10:39 A.M.


Jacqueline C. Hernandez, Esq.
Corporate Secretary