

NEW YORK CITY HOUSING AUTHORITY
THREE-THOUSAND ONE HUNDRED AND EIGHTY-FIFTH MEETING

Minutes of Board Meeting

Wednesday, May 24, 2023

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

Present: Victor A. Gonzalez, Vice-Chair
Paula Gavin, Member
Raymond Miller, Member
Emma Wolfe, Member
Lisa Bova-Hiatt, Interim Chief Executive Officer (CEO)
Vilma Huertas, Special Advisor to the CEO

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, May 24, 2023

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Thursday, April 27, 2023

APPROVED

II. Interim CEO Remarks

III. Vice-Chair Remarks

IV. Authority Calendar

Calendar of Regular Meeting, Wednesday, May 24, 2023

1 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Layered Access Control, Closed-Circuit Television and Intercom Systems Repair and Maintenance

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	7,500 of 30,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Interface Cable Assemblies and Services Corp. The first 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

APPROVED = UNANIMOUS

N/A = NOT APPLICABLE

- 2 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Layered Access Control, Closed-Circuit Television and Intercom Systems Repair and Maintenance

Location:	Various (Citywide)
Administering Department:	Safety & Security
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	7,500 of 30,000 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Interface Cable Assemblies and Services Corp. The first 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

- 3 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Kalamein Doors

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

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

APPROVED

- 4 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Kalamein Doors

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the award of this IDIQ contract to the second lowest responsive and responsible bidder, Mensch Mill & Lumber Corp. The lowest responsive and responsible bidder is being awarded Contract No. 2301186 from this Request For Quotes. The second lowest bidder was deemed non-responsive for failure to submit the product sample, 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

- 5 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Kalamein Doors

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify the award of this IDIQ contract to the third lowest responsive and responsible bidder, Duke Fire LLC dba A.C.E. Fire Protection. The lowest responsive and responsible bidder is being awarded Contract No. 2301186 from this Request For Quotes ("RFQ"). The second lowest bidder was deemed non-responsive for failure to submit the product sample, as outlined in the Authority's bid documents. The second lowest responsive and responsible bidder is being awarded Contract No. 2301240 from this RFQ. The fourth lowest bidder was deemed non-responsive for failure to submit the required United States Department of Housing and Urban Development forms, 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

- 6 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint X-Ray Fluorescence Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	18,720 of 74,880 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, M & M Pest Control Inc DBA M & M Environmental. 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. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint X-Ray Fluorescence Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	600 of 2,400 Hours

Authorization is requested to award this IDIQ contract to the second lowest responsive and responsible bidder, Athenica Environmental Services Inc. 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 lowest responsive and responsible bidder is being awarded Contract No. 2304143 from this Request For Quotations. The third lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority has awarded one (1) other IDIQ contract to the third lowest bidder. This IDIQ contract also provides for three (3) 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 Lead-Based Paint X-Ray Fluorescence Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	22,000 of 88,000 Hours

Authorization is requested to award this IDIQ contract to the third lowest responsive and responsible bidder, Airtek Environmental 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 lowest responsive and responsible bidder is being awarded Contract No. 2304143 from this Request For Quotations ("RFQ"). The third lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority has awarded one (1) other IDIQ contract to the third lowest bidder. The second lowest responsive and responsible bidder is being awarded Contract No. 2304133 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

9 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint X-Ray Fluorescence Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	Approved – Other Economic Opp

Authorization is requested to award this IDIQ contract to the fourth lowest responsive and responsible bidder, Accredited Lead Inspection, Inc. DBA Accredited Environmental Solutions. 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 lowest responsive and responsible bidder is being awarded Contract No. 2304143 from this Request For Quotations ("RFQ"). The third lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority has awarded one (1) other IDIQ contract to the third lowest bidder. The second lowest responsive and responsible bidder is being awarded Contract No. 2304133 from this RFQ. The third lowest responsive and responsible bidder is being awarded Contract No. 2304134 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 10 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Lead-Based Paint X-Ray Fluorescence Inspection Services

Location:	Various (Citywide)
Administering Department:	Healthy Homes
Funding Source:	Capital – City
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	1,040 of 4,160 Hours

Authorization is requested to award this IDIQ contract to the fifth lowest responsive and responsible bidder, Omega Laboratories, Inc. DBA Omega Environmental Services, Inc. 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 lowest responsive and responsible bidder is being awarded Contract No. 2304143 from this Request For Quotations ("RFQ"). The third lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority has awarded one (1) other IDIQ contract to the third lowest bidder. The second lowest responsive and responsible bidder is being awarded Contract No. 2304133 from this RFQ. The third lowest responsive and responsible bidder is being awarded Contract No. 2304134 from this RFQ. The fourth lowest responsive and responsible bidder is being awarded Contract No. 2304131 from this RFQ. This IDIQ contract also provides for three (3) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 11 Authorization to Ratify a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. 2021520 Awarded to Empire Control Abatement, Inc. ("Empire")

Location:	Various (Bronx, Brooklyn & Manhattan)
Administering Department:	Healthy Homes
Funding Source:	Operating & Capital – Federal & City
Amount:	\$25,272,000.00
Projected Section 3 Hires/Labor Hours:	13,680 of 54,600 Hours

Authorization is requested to ratify a contract capacity increase to this IDIQ contract awarded to Empire for all-inclusive maintenance, repairs and environmental services in move-out apartments and court-cases, authorized by Board Resolution 21-2/24-4 for an initial two-year term with one (1) one-year renewal option, to increase the not-to-exceed amount, in order to fund the continued provision of services during the remainder of the one-year renewal option, which commenced on March 30, 2023 and is continuing through March 29, 2024.

APPROVED

- 12 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Grounds Maintenance

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	9,000 of 35,000 Hours

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

APPROVED

- 13 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Grounds Maintenance

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$10,000,000.00
Projected Section 3 Hires/Labor Hours:	1,250 of 5,000 Hours

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

APPROVED

- 14 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Electrical Maintenance Repair and Replacement

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$6,695,491.00
Projected Section 3 Hires/Labor Hours:	324 of 1,297 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, Hertz Electric Limited Liability Company. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 15 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Maintenance Painting of (i) Apartments and (ii) Interior and Exterior Public Spaces

Location:	Various (Citywide)
Administering Department:	Paint Administration
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	2,375 of 9,500 Hours

Authorization is requested to award this IDIQ contract to the lowest responsive and responsible bidder, OM # 1 Construction Corp. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to submit the required bid bonds, as outlined in the Authority's bid documents. The third lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority has awarded one (1) other IDIQ contract to the third lowest bidder. The fourth lowest bidder was deemed non-responsive for failure to provide sufficient staffing capacity, as outlined in the Authority's bid documents. This IDIQ contract also provides for one (1) one-year renewal option to be exercised at the Authority's sole discretion.

APPROVED

- 16 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Janitorial Debris Removal, Sanitizing of Basements and Crawl Space Areas, Emergency Pumping and Canopy Cleaning

Location:	Various (Citywide)
Administering Department:	Property Management – Bronx
Funding Source:	Operating – Federal
Amount:	\$1,250,000.00
Projected Section 3 Hires/Labor Hours:	7,070 of 28,280 Hours

Authorization is requested to award this IDIQ contract to the seventh responsive and responsible bidder, JP Handa Construction Inc. The first lowest bidder was deemed non-responsive for failure to submit a complete Form of Proposal, as outlined in the Authority's bid documents. The second, third, fourth, fifth and sixth lowest bidders were deemed non-responsive for the submission of such an unrealistic low estimated cost. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 17 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Plumber Services

Location:	Various (Citywide)
Administering Department:	Property Management – Manhattan
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	3,600 of 14,312 Hours

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

APPROVED

- 18 Authorization to Ratify the Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for Plumber Services

Location:	Various (Citywide)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$5,000,000.00
Projected Section 3 Hires/Labor Hours:	2,500 of 10,000 Hours

Authorization is requested to ratify the award of this IDIQ contract to the lowest responsive and responsible bidder, Richards Plumbing and Heating Co., Inc. The first lowest bidder was deemed non-responsive for the submission of an unrealistic low estimated cost. The second lowest bidder was deemed ineligible to receive award of this IDIQ contract, as bid documents limit award of no more than one (1) IDIQ contract of this service to any one (1) vendor, and the Authority seeks to award one (1) other IDIQ contract to the second lowest bidder. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

APPROVED

- 19 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	Morrisania Air Rights
Administering Department:	Asset & Capital Management Project Management Team 1
Funding Source:	Capital – City
Amount:	\$7,673,499.49
Projected Section 3 Hires/Labor Hours:	9,360 of 37,440 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Zoria Housing LLC. The first lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents. The second lowest bidder was deemed non-responsive for failure to meet the required minimum qualifications, as outlined in the Authority's bid documents.

APPROVED

20 Award of a Contract for Roofing Replacement and Rooftop Structure Renovation

Location:	University Avenue Rehab
Administering Department:	Asset & Capital Management Project Management Team 1
Funding Source:	Capital – City
Amount:	\$6,604,947.00
Projected Section 3 Hires/Labor Hours:	5,500 of 22,000 Hours

Authorization is requested to award this contract to the lowest responsive and responsible bidder, P & K Contracting, Inc.

APPROVED

21 Award of a Contract for Gas Piping Replacement

Location:	Johnson
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	Capital – Federal & City
Amount:	\$3,285,000.00
Projected Section 3 Hires/Labor Hours:	3,000 of 12,000 Hours

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

APPROVED

- 22 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. BW1835697 Awarded to Neelam Construction Corporation ("Neelam")

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$30,062,368.88
Projected Section 3 Hires/Labor Hours:	4 Hires

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Neelam for exterior restoration, authorized by Board Resolution 19-5/29-1 for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the second one-year renewal option term and third one-year renewal option term, which commenced on July 16, 2022 and is continuing through July 15, 2024.

APPROVED

- 23 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. BW1835761 Awarded to P & K Contracting, Inc. ("P&K")

Location:	Various (Bronx & Queens)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$31,732,936.29
Projected Section 3 Hires/Labor Hours:	4 Hires

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to P&K for exterior restoration, authorized by Board Resolution 19-5/29-2 for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the second one-year renewal option term and third one-year renewal option term, which commenced on July 15, 2022 and is continuing through July 14, 2024.

APPROVED

- 24 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. BW1835765 Awarded to P & K Contracting, Inc. ("P&K")

Location:	Various (Manhattan)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$30,003,224.77
Projected Section 3 Hires/Labor Hours:	3 Hires

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to P&K for exterior restoration, authorized by Board Resolution 19-5/29-3 for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the second one-year renewal option term and third one-year renewal option term, which commenced on July 15, 2022 and is continuing through July 14, 2024.

APPROVED

- 25 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. BW1835698 Awarded to Roma Scaffolding, Inc. ("Roma")

Location:	Various (Brooklyn & Staten Island)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$33,066,242.70
Projected Section 3 Hires/Labor Hours:	7 Hires

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Roma for exterior restoration, authorized by Board Resolution 19-7/31-10 for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the second one-year renewal option term and third one-year renewal option term, which commenced on August 23, 2022 and is continuing through August 22, 2024.

APPROVED

- 26 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. BW1835764 Awarded to Zoria Housing LLC ("Zoria")

Location:	Various (Bronx & Queens)
Administering Department:	Asset & Capital Management – Property Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$34,273,707.01
Projected Section 3 Hires/Labor Hours:	7 Hires

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Zoria for exterior restoration, authorized by Board Resolution 19-7/31-11 for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the second one-year renewal option term, which commenced on October 19, 2022 and is continuing through October 18, 2023.

APPROVED

- 27 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract No. BW1835767 Awarded to Zoria Housing LLC ("Zoria")

Location:	Various (Manhattan)
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal, State & City
Amount:	\$36,102,822.00
Projected Section 3 Hires/Labor Hours:	7 Hires

Authorization is requested to approve a contract capacity increase to this IDIQ contract awarded to Zoria for exterior restoration, authorized by Board Resolution 19-7/31-12 for an initial two-year term with three (3) one-year renewal options, to increase the not-to-exceed amount, in order to fund the additional assigned work during the remainder of the second one-year renewal option term, which commenced on October 7, 2022 and is continuing through October 6, 2023.

APPROVED

28 Rejection of All Bids for a Contract for Community Center Upgrade

Location:	Bushwick Houses (LLC I)
Administering Department:	Asset & Capital Management – Project Management Team 3
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

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

APPROVED

29 Authorization to Ratify a Memorandum of Understanding ("MOU") with the New York City Department of Housing Preservation and Development ("HPD")

Location:	Various (Citywide)
Administering Department:	Real Estate Development
Funding Source:	Operating – Federal
Amount:	\$1,006,938.00
Projected Section 3 Hires/Labor Hours:	Not Required

Authorization is requested to ratify an MOU with HPD for Housing Quality Standard inspection services for developments in the Permanent Affordability Commitment Together program, for a one-year, nine-months and six-days term, which commenced on March 26, 2023 and is continuing through December 31, 2024.

APPROVED

- 30 Authorization to Ratify the Entering into an Agreement with International Business Machines Corporation ("IBM")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Capital – Federal
Amount:	\$12,458,518.00
Projected Section 3 Hires/Labor Hours:	Approved – Other Economic Opp

Authorization is requested to ratify the entering into this agreement with IBM for system integration professional services for the Maximo migration project, which commenced on April 13, 2023 and is continuing through April 12, 2028. There are no renewal options.

APPROVED

- 31 Authorization to Enter into an Agreement with Nagarro Inc. ("Nagarro")

Location:	Non-Development
Administering Department:	IT Infrastructure & Operations
Funding Source:	Operating & Capital – Federal & Section 8
Amount:	\$13,664,390.12
Projected Section 3 Hires/Labor Hours:	Approved – Other Economic Opp

Authorization is requested to enter into this agreement with Nagarro for the design, configuration and implementation of a Resident Case Management System, commencing on June 5, 2023 and continuing through June 4, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer ("CPO") or the Executive Vice-President and Chief Information Officer and continuing for five (5) years thereafter. During the duration of this agreement, if an additional contract term is required beyond the five (5) year term, Information Technology Infrastructure & Operations Department will coordinate with the United States Department of Housing and Urban Development and the CPO to obtain special authorization for any agreement renewal options.

APPROVED

- 32 Authorization to (i) Seek HUD Approval for the Transaction; (ii) Enter into Documents to Effectuate the Transaction Including One (1) or More Ninety-Nine (99) Year Leases; and (iii) Take Such Further Action as May be Necessary to Effectuate the Transaction

Location:	Various (Brooklyn)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	47,884 of 191,535 Hours

Authorization is requested, as it relates to the conversion of fifteen (15) developments, consisting of 1,698 units in Brooklyn from Section 9 of the United States Housing Act of 1937 to project-based federal subsidy under Section 8 of the United States Housing Act of 1937, under the United States Department of Housing and Urban Development ("HUD") Notice H 2019-09/PIH-2019-23 REV-4 (September 5, 2019), as amended, and through the New York City Housing Authority's Permanent Affordability Commitment Together ("PACT") initiative, in accordance with two (2) conversion methods promulgated by HUD, to wit, the Rental Assistance Demonstration and Section 18 of the 1937 Housing Act (the "Transaction"); to (i) seek HUD approval for the Transaction; (ii) enter into documents to effectuate the Transaction with the PACT Partner (as defined below), including one (1) or more ninety-nine (99) year leases (collectively and separately, the "Lease") and other ancillary documents, including, among others, a Payment in Lieu of Taxes agreement with the City of New York, and one or more notes, mortgages and ancillary loan documents reflecting subordinate financing from the Authority to the PACT Partner; and (iii) take such further action as may be necessary to effectuate the Transaction.

APPROVED



Vilma Huertas
Special Advisor to the CEO

THREE-THOUSAND ONE HUNDRED AND EIGHTY-FIFTH MEETING

ADJOURNMENT

On Motion, without objection, the meeting was duly adjourned at 11:04 A.M.

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

Vilma Huertas
Special Advisor to the CEO