

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

Minutes of Board Meeting

Thursday, June 29, 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  
Magalie Austin, Member  
Paula Gavin, Member  
James McKoy, Member  
Raymond Miller, Member  
Emma Wolfe, Member  
Lisa Bova-Hiatt, Interim Chief Executive Officer (CEO)  
Jacqueline C. Hernandez, Esq., Corporate Secretary

***NEW YORK CITY HOUSING AUTHORITY***  
***Office of the Corporate Secretary***

***Minutes***  
***Regular Meeting***  
***Thursday, June 29, 2023***

I. Authority Minutes

Adoption of Minutes of Regular Meeting, Wednesday, May 24, 2023

**APPROVED**

II. Vice-Chair Remarks

III. Interim CEO Remarks

IV. Authority Calendar

Calendar of Regular Meeting, Thursday, June 29, 2023

1 Authorization to Approve the Issuance of the Authority's Fiscal Year 2022 Audited Annual Financial Statements

Location:	Non-Development
Administering Department:	Financial Accounting and Reporting Services
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested to approve the issuance of the Authority's Fiscal Year 2022 Audited Annual Financial Statements, presented in accordance with accounting principles generally accepted in the United States of America, and as recommended by the Authority's Audit and Finance Committee, in compliance with the Audit and Finance Committee Charter, adopted pursuant to Board Resolution 21-4/28-2 and as subsequently amended by Board Resolution 22-1/26-15.

**APPROVED**

*APPROVED = UNANIMOUS*

*N/A = NOT APPLICABLE*

- 2 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 (Bronx)
Administering Department:	Real Estate Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires/Labor Hours:	59,460 of 237,840 Hours

---

Authorization is requested, as it relates to the conversion of seven (7) developments (Eagle Avenue – East 163rd Street, Claremont Parkway – Franklin Avenue, Davidson, South Bronx Area (Site 402), Stebbins Avenue – Hewitt Place, Union Avenue – East 163rd Street and Union Avenue – East 166th Street), together Union Avenue Consolidated, consisting of 983 units in the Bronx 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 (the “Authority”) 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, including one (1) or more ninety-nine (99) year leases 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**

- 3 Authorization to Enter into an Agreement with Language Line Services, Inc. (“LLS”)

Location:	Various (Citywide)
Administering Department:	Communications
Funding Source:	Operating – Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires/Labor Hours:	Other Economic Opportunities

---

Authorization is requested to enter into an agreement with LLS for interpretation and translation services and related solutions, commencing on July 1, 2023 and continuing through June 30, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer or the Chief Communications Officer and continuing for five (5) years thereafter, which includes an initial one-year and six (6) month term and one (1) three-year and six (6) month renewal option to be coterminous with the Region 4 Education Service Center, Contract # R210605 (the “ESC Contract”), unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term, utilizing the terms and conditions of the ESC Contract.

**APPROVED**

- 4 Authorization to Enter into an Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Language Services Associates, Inc. ("LSAI")

Location:	Non-Development
Administering Department:	Communications
Funding Source:	Operating - Federal
Amount:	\$1,500,000.00
Projected Section 3 Hires/Labor Hours:	70 of 280 Hours

---

Authorization is requested to enter into an IDIQ agreement with LSAI for various language services, commencing on July 1, 2023 and continuing through June 30, 2028, or commencing on such other date as may be determined by the Chief Procurement Officer or the Chief Communications Officer and continuing for five (5) years thereafter, which includes an initial three-year term and two (2) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

- 5 Authorization of a Contract Capacity Increase to Requirement Contract No. 2105165 Awarded to Alliance Elevator Company, LLC dba Unitec Elevator Company ("Alliance")

Location:	Various (Brooklyn & Manhattan)
Administering Department:	Elevators
Funding Source:	Capital - Federal
Amount:	\$3,497,500.00
Projected Section 3 Hires/Labor Hours:	1,200 of 4,800 Hours

---

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Alliance for the installation of remote elevator management systems for passenger elevators, authorized by Board Resolution 21-5/26-13 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 additional assigned work during the remainder of the initial two-year term and the one-year renewal option term, which commenced on July 26, 2021 and is continuing through July 25, 2024.

**APPROVED**

- 6 Authorization of a Contract Capacity Increase to the Agreement with Intech 21 Inc. ("Intech")

Location:	Various (Citywide)
Administering Department:	Heating Management & Services
Funding Source:	Operating – Federal
Amount:	\$1,300,000.00
Projected Section 3 Hires/Labor Hours:	628 of 2,513 Hours

---

Authorization is requested to approve a contract capacity increase to this agreement with Intech for software and hardware support and maintenance services of the Authority's Computerized Heating Automation System, which did not require initial Board authorization and as subsequently amended 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 initial two-year term and the one-year renewal option term, which commenced on November 15, 2021 and is continuing through November 14, 2024.

**APPROVED**

- 7 Award of an Indefinite Delivery, Indefinite Quantity ("IDIQ") Contract for the Purchase and Delivery of Paint and Supplies

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 award this IDIQ contract to the lowest responsive and responsible bidder, The Sherwin-Williams Company. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to meet the contract specifications, 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 the Purchase and Delivery of Paint and Supplies

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 award this IDIQ contract to the third lowest responsive and responsible bidder, Mercury Paint Corporation. The first lowest bidder and the second lowest bidder were deemed non-responsive for failure to meet the contract specifications, as outlined in the Authority's bid documents. The lowest responsive and responsible bidder is being awarded Contract No. 2307714 from this Request for Quotes. This IDIQ contract also provides for two (2) 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 the Purchase and Delivery of Plastic Laminated Wood 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 award this IDIQ contract to the lowest responsive and responsible bidder, Modu Studio LLC. This IDIQ contract also provides for two (2) one-year renewal options to be exercised at the Authority's sole discretion.

**APPROVED**

- 10 Authorization to Ratify the Award of a Requirement Contract for the Purchase and Delivery of Elevator Parts Regulators Automatic Voltage Regulator Units

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Capital – Federal
Amount:	\$3,202,474.00
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, Capp, Inc. dba Capp USA. This requirement contract also provides for three (3) one-year renewal options to be renewed automatically, unless the Authority, at its sole discretion, provides written notice of its intent not to renew, prior to the expiration of the expiring term.

**APPROVED**

- 11 Authorization of a Contract Capacity Increase to Requirement Contract No. 2009305 Awarded to Petson Building Supply, Inc. ("Petson")

Location:	Various (Citywide)
Administering Department:	Supply Management & Procurement
Funding Source:	Operating – Federal
Amount:	\$1,178,246.27
Projected Section 3 Hires/Labor Hours:	Not Required

---

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Petson for the purchase and delivery of metal lath and accessories, authorized by Board Resolution 20-7/29-17 and as subsequently amended 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 December 17, 2020 and is continuing through December 16, 2023.

**APPROVED**

- 12 Authorization of a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with J & H Electrical Contracting Inc ("J & H")

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$1,091,510.26
Projected Section 3 Hires/Labor Hours:	525 of 2,100 Hours

---

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with J & H for electrician services, which did not require initial Board authorization and as subsequently amended 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 initial two-year term and the one-year renewal option term, which commenced on February 4, 2022 and is continuing through February 3, 2025.

**APPROVED**

- 13 Authorization of a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Ruben's Group Inc ("Ruben's Group")

Location:	Various (Brooklyn)
Administering Department:	Property Management – Brooklyn
Funding Source:	Operating – Federal
Amount:	\$1,377,836.25
Projected Section 3 Hires/Labor Hours:	500 of 1,000 Hours

---

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Ruben's Group for bricklayer services, which did not require initial Board authorization 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 initial two-year term, which commenced on February 4, 2022 and is continuing through February 3, 2024.

**APPROVED**



- 14 Authorization of a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Ruben's Group Inc ("Ruben's Group")

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$2,138,263.69
Projected Section 3 Hires/Labor Hours:	500 of 1,000 Hours

---

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Ruben's Group for carpentry services, which did not require initial Board authorization and as subsequently amended 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 initial two-year term and the one-year renewal option term, which commenced on February 8, 2022 and is continuing through February 7, 2025.

**APPROVED**

- 15 Authorization of a Contract Capacity Increase to Requirement Contract No. 2202111 Awarded to Arrow Steel, Inc. ("Arrow Steel")

Location:	Various (Manhattan)
Administering Department:	Property Management - Manhattan
Funding Source:	Operating - Federal
Amount:	\$1,968,720.07
Projected Section 3 Hires/Labor Hours:	2,784 of 8,352 Hours

---

Authorization is requested to approve a contract capacity increase to this requirement contract awarded to Arrow Steel for repair of exterior compactor refuse management systems, authorized by Board Resolution 22-5/25-13 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 initial two-year term, which commenced on October 26, 2022 and is continuing through October 25, 2024.

**APPROVED**

- 16 Authorization of a Contract Capacity Increase to the Emergency Indefinite Delivery, Indefinite Quantity ("IDIQ") Agreement with Ecosysm LLC ("Ecosysm")

Location:	Various (Queens & Staten Island)
Administering Department:	Property Management – Queens & Staten Island
Funding Source:	Operating – Federal
Amount:	\$774,358.90
Projected Section 3 Hires/Labor Hours:	3,965 of 15,860 Hours

---

Authorization is requested to approve a contract capacity increase to this emergency IDIQ agreement with Ecosysm for janitorial and maintenance services, which did not require initial Board authorization 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 initial two-year term and the one-year renewal option term, which commenced on February 4, 2022 and is continuing through February 3, 2025.

**APPROVED**

- 17 Award of a Contract for Green Infrastructure Construction

Location:	South Jamaica II
Administering Department:	Asset & Capital Management – Sustainability Programs
Funding Source:	Capital – Federal & City
Amount:	\$4,954,500.00
Projected Section 3 Hires/Labor Hours:	1,875 of 7,500 Hours

---

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

**APPROVED**

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

Location:	Bryant Avenue East 174 <sup>th</sup> Street
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$1,798,265.00
Projected Section 3 Hires/Labor Hours:	600 of 2,380 Hours

---

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

**APPROVED**

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

Location:	Baruch Houses Addition
Administering Department:	Asset & Capital Management – Project Management Team 1
Funding Source:	Capital – Federal & City
Amount:	\$1,591,270.00
Projected Section 3 Hires/Labor Hours:	400 of 1600 Hours

---

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

**APPROVED**

- 20 Authorization of a Contract Capacity Increase to Job Order Contract ("JOC") No. RF1908417 Awarded to WDF Inc. ("WDF")

Location: WSUR (Site C) 589 Amsterdam Avenue & College Avenue – East 165<sup>th</sup> Street  
Administering Department: Asset & Capital Management – Capital Planning  
Funding Source: Capital – Federal & City  
Amount: \$7,500,000.00  
Projected Section 3 Hires/Labor Hours: 3 Hires

---

Authorization is requested to approve a contract capacity increase to this JOC awarded to WDF for roofing, authorized by Board Resolution 19-11/26-12 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 additional assigned work during the remainder of the second one-year renewal option term, which commenced on April 24, 2023 and is continuing through April 23, 2024.

**APPROVED**


- 21 Authorization of a Contract Capacity Increase to Indefinite Delivery, Indefinite Quantity ("IDIQ") Job Order Contract ("JOC") No. 2108998 Awarded to Adam's European Contracting Inc. ("Adams")

Location: Douglass Addition & Teller Avenue – East 166<sup>th</sup> Street  
Administering Department: Asset & Capital Management – Capital Planning  
Funding Source: Capital – Federal, City & State  
Amount: \$8,000,000.00  
Projected Section 3 Hires/Labor Hours: 1,573 of 6,290 Hours

---

Authorization is requested to approve a contract capacity increase to this IDIQ JOC awarded to Adams for roof work, authorized by Board Resolution 21-7/28-14 and as subsequently amended 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 additional assigned work during the remainder of the initial two-year term, which commenced on October 14, 2021 and is continuing through October 13, 2023.

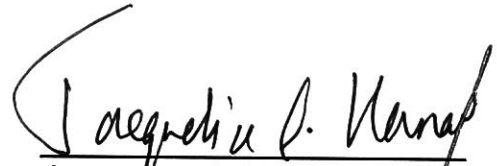
**APPROVED**

  
Jacqueline C. Hernandez, Esq.  
Corporate Secretary

THREE-THOUSAND ONE HUNDRED AND EIGHTY-SIXTH MEETING

ADJOURNMENT

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



Jacqueline C. Hernandez, Esq.  
Corporate Secretary