

NEW YORK CITY HOUSING AUTHORITY

THREE-THOUSAND SEVENTY-FOURTH MEETING

Minutes of Board Meeting

Wednesday, December 18, 2013

The meeting was held at the office of the Authority, 250 Broadway, New York City. A Quorum being present, the Chairman called the meeting to order.

Present: John B. Rhea, Chairman
Diahann Billings-Burford, Member
Beatrice Byrd, Member
Victor A. Gonzalez, Member
Kyle E. Kimball, Member
Willie Mae Lewis, Member
Emily A. Youssof, Member
Cecil R. House, General Manager
Vilma Huertas, Corporate Secretary

NEW YORK CITY HOUSING AUTHORITY
Office of the Corporate Secretary

Minutes
Regular Meeting
Wednesday, December 18, 2013

Authority Minutes

Minutes of Regular Meeting, Wednesday, November 20, 2013

APPROVED

- 1 Authorization of a Change Order to Contract No. HE1124821 Awarded to Maric Plumbing & Heating, Inc.

Location:	East 180 th Street – Monterey Avenue
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – EPC
Amount:	\$349,944.49
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. HE1124821, awarded to Maric Plumbing & Heating, Inc. for the replacement of boilers, authorized by Board Resolution 12-5/9-11. This change order, in the negotiated amount, is required to cover the costs for the installation of apartment sensors and the upgrade of the computerized heating automated systems.

APPROVED

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

Location:	Hope Gardens
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – EPC
Amount:	\$964,500.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. HE1125547, awarded to Stevens Technical Services, Inc. for the replacement of boilers, authorized by Board Resolution 12-4/11-2. This change order, in the negotiated amount, is required to cover the costs for the replacement of apartment convectors, installation of apartment sensors and the upgrade of the computerized heating automated systems.

APPROVED

- 3 Authorization of a Change Order to Contract No. HE1123917 Awarded to Stevens Technical Services, Inc.

Location:	Lexington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – EPC
Amount:	\$947,694.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. HE1123917, awarded to Stevens Technical Services, Inc. for the replacement of boilers, authorized by Board Resolution 12-4/11-1. This change order, in the negotiated amount, is required to cover the costs for the installation of instantaneous hot water heaters, installation of apartment sensors and the upgrade of the computerized heating automated systems.

APPROVED

- 4 Authorization of a Change Order to Contract No. HE1123911 Awarded to Kordun Construction Corp.

Location:	131 Saint Nicholas Avenue
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – EPC
Amount:	\$125,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. HE1123911, awarded to Kordun Construction Corp. for the replacement of boilers, authorized by Board Resolution 12-5/23-15. This change order, in the negotiated amount, is required to cover the costs for the installation of apartment sensors and the upgrade of the computerized heating automated systems.

APPROVED

- 5 Authorization of a Change Order to Contract No. HE1123921 Awarded to Kordun Construction Corp.

Location:	WSUR (Brownstones)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – EPC
Amount:	\$113,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. HE1123921, awarded to Kordun Construction Corp. for the replacement of boilers, authorized by Board Resolution 12-7/3-3. This change order, in the negotiated amount, is required to cover the costs for the installation of apartment sensors and the upgrade of the computerized heating automated systems.

APPROVED

- 6 Authorization of a Change Order to Contract No. HE1124925 Awarded to Kordun Construction Corp.

Location:	Washington
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – EPC
Amount:	\$1,850,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. HE1124925, awarded to Kordun Construction Corp. for the replacement of boilers, authorized by Board Resolution 12-5/23-16. This change order, in the negotiated amount, is required to cover the costs for the installation of apartment sensors and the upgrade of the computerized heating automated systems.

APPROVED

7 Authorization of a Change Order to Contract No. BW1229582 Awarded to Zoria Housing LLC

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$7,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. BW1229582, awarded to Zoria Housing LLC for façade restoration, authorized by Board Resolution 13-7/31-14. This change order, for the not-to-exceed amount, is required to cover the costs to address the additional sites identified through Cycle 7 façade inspections, throughout the term of the existing contract.

APPROVED

8 Authorization of a Change Order to Contract No. BW1229584 Awarded to Zoria Housing LLC

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$7,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. BW1229584, awarded to Zoria Housing LLC for façade restoration, authorized by Board Resolution 13-10/23-17. This change order, for the not-to-exceed amount, is required to cover the costs to address the additional sites identified through Cycle 7 façade inspections, throughout the term of the existing contract.

APPROVED

- 9 Authorization of a Change Order to Contract No. BW1229585 Awarded to Sharan Builders, Inc.

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$7,500,000.00
Projected Section 3 Hires:	N/A

Authorization is requested for a change order to Contract No. BW1229585, awarded to Sharan Builders, Inc. for façade restoration, authorized by Board Resolution 13-10/23-16. This change order, for the not-to-exceed amount, is required to cover the costs to address the additional sites identified through Cycle 7 façade inspections, throughout the term of the existing contract.

APPROVED

- 10 Award of a Requirement Contract for Environmental Consulting Services Related to the Response to and Recovery from Hurricane Sandy

Location:	Various (Citywide)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal, City, Section 8, Mixed Finance & Other
Amount:	\$1,815,800.22
Projected Section 3 Hires:	2

Authorization is requested to award this requirement contract to the lowest responsive and responsible bidder, Liro Engineers, Inc., for the not-to-exceed amount. The first lowest bidder was deemed non-responsive due to failure to secure a bid bond.

APPROVED

11 Award of a Contract for Elevator Rehabilitation, Maintenance and Service

Location:	Various (Manhattan)
Submitting Department:	Capital Projects Administration
Funding Source:	Operating & Capital – Federal
Amount:	\$11,537,400.00
Projected Section 3 Hires:	3

Authorization is requested to award this contract to the lowest responsive and responsible bidder, Alliance Elevator Company.

APPROVED

12 Award of a Contract for Exterior Compactor Replacement

Location:	Various (Bronx & Queens)
Submitting Department:	Capital Projects Administration
Funding Source:	Capital – Federal
Amount:	\$1,144,210.00
Projected Section 3 Hires:	2

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

APPROVED

- 13 Authorization to Submit a Rental Assistance Demonstration Application to HUD for the Conversion of Ocean Bay Apartments – Bayside

Location:	Ocean Bay Apartments – Bayside
Submitting Department:	Development
Funding Source:	N/A
Amount:	N/A
Projected Section 3 Hires:	N/A

Authorization is requested to submit a Rental Assistance Demonstration application to the US Department of Housing and Urban Development ("HUD") to convert Ocean Bay Apartments – Bayside located at Queens County, Block 16002, Lot 1 and Queens County, Block 16001, Lot 2, consisting of 1,389 units, from a Public Housing Annual Contribution Contract to a Section 8 Housing Assistance Payment Contract to facilitate financing for a mixed finance rehabilitation transaction.

APPROVED

- 14 Award of a Requirement Contract for Asbestos Abatement Project Monitoring and Management in Vinyl Asbestos Tile Move-Out Apartments

Location:	Various (Bronx)
Submitting Department:	Procurement
Funding Source:	Capital – Federal
Amount:	\$539,987.50
Projected Section 3 Hires:	1

Authorization is requested to award this requirement contract to the sole responsive and responsible bidder, Airtek Environmental 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

15 Authorization to Amend the Agreement with Linium, LLC

Location:	Non-Development
Submitting Department:	Procurement
Funding Source:	Capital – Federal
Amount:	\$150,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to amend the agreement with Linium, LLC for the design and implementation of the Oracle Hyperion Budget System, authorized by Board Resolution 12-7/18-5, to increase the not-to-exceed amount, in order to allow for the completion of this project which was delayed due to Hurricane Sandy.

APPROVED

16 Authorization to Award the Authority's Excess Workers' Compensation Insurance Program Policy, Including Employer's Liability Insurance Coverage

Location:	Non-Development
Submitting Department:	Risk Finance
Funding Source:	Operating – WC Self Insurance Fund
Amount:	\$1,481,602.00
Projected Section 3 Hires:	N/A

Authorization is requested to award the Authority's Excess Workers' Compensation Insurance Program Policy, which provides excess insurance coverage over a \$2 million self-insured retention and includes Employer's Liability Insurance coverage, to ACE American Insurance Company, for a one (1) year policy term, commencing on January 1, 2014 and continuing through December 31, 2014.

APPROVED

17 Authorization to Exercise the Second Two-Year Renewal Option in an Agreement with National Grid Energy Management, LLC

Location:	Various (Bronx & Brooklyn)
Submitting Department:	Energy
Funding Source:	Operating – Federal
Amount:	\$2,573,257.08
Projected Section 3 Hires:	N/A

Authorization is requested to exercise the second two-year renewal option in the agreement with National Grid Energy Management, LLC, for the continued third-party operation and maintenance of the heating systems, authorized by Board Resolution 07-11/28-4, for an initial five-year term with one (1) one-year and two (2) two-year renewal options, the renewal period commencing on February 1, 2014 and continuing through January 31, 2016, for the not-to-exceed amount.

APPROVED

18 Approval of Investment Transactions

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

Authorization is requested for approval of investment transactions that were performed by the Authority's Treasury Department in accordance with US Department of Housing and Urban Development Office of Public and Indian Housing Notice PIH 2002-13 for the Quarter Ended September 30, 2013.

APPROVED

- 19 Authorization to approve the Authority's Five (5) Year Operating Plan for Calendar Years 2014-2018

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Operating – Federal/State/City/Grants
Amount:	\$3,149,138,000.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a Five (5) Year Operating Plan for Calendar Years 2014-2018.

APPROVED

- 20 Authorization to approve the Authority's Five (5) Year Capital Plan for Calendar Years 2014-2018

Location:	Non-Development
Submitting Department:	Executive
Funding Source:	Capital – Federal/State/City/Private
Amount:	\$3,921,030,083.00
Projected Section 3 Hires:	N/A

Authorization is requested to approve a Five (5) Year Capital Plan for Calendar Years 2014-2018.

APPROVED

- 21 Authorization to Apply to HUD for a Waiver of Section 19(A)(1) of the Authority's Annual Contributions Contract

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

Authorization is requested to apply to the US Department of Housing and Urban Development ("HUD") for a waiver of the conflict of interest provisions of the Authority's Annual Contributions Contract ("ACC"), in the event that HUD determines that the hiring of a former board member as Executive Vice-President for Community Programs and Development violated the conflict of interest provisions in Section 19(A) of the ACC. Section 19(A)(3) of the ACC permits the Authority to seek a waiver from HUD of the Section 19(A)(1) conflict of interest prohibitions.

APPROVED

- 22 Authorization to Approve the Chairman's Appointment of Emily Youssouf as Chair and Diahann Billings-Burford as Member(s) of the Audit Committee

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

Authorization is requested, pursuant to Section II of the Charter of the Audit Committee of the New York City Housing Authority, as established by Board Resolution 03-6/18-18 and as subsequently amended, to approve the Chairman's appointment of Emily Youssouf as chair and Diahann Billings-Burford as member(s) of the Audit Committee.

APPROVED

- 23 Authorization to Approve the Chairman's Appointment of Kyle E. Kimball as Chair and Beatrice Byrd as Member(s) of the Finance Committee

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

Authorization is requested, pursuant to Section II of the Charter of the Finance Committee of the New York City Housing Authority, as established by Board Resolution 13-10/23-29, to approve the Chairman's appointment of Kyle E. Kimball as chair and Beatrice Byrd as member(s) of the Finance Committee.

APPROVED¹

- 24 Authorization to Approve the Chairman's Appointment of Diahann Billings-Burford as Chair and Willie Mae Lewis as Member(s) of the Governance Committee

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

Authorization is requested, pursuant to Section II of the Charter of the Governance Committee of the New York City Housing Authority, as established by Board Resolution 13-10/23-30, to approve the Chairman's appointment of Diahann Billings-Burford as chair and Willie Mae Lewis as member(s) of the Governance Committee.

APPROVED

- 25 Authorization to Approve the Chairman's Appointment of Victor A. Gonzalez as Chair and Kyle E. Kimball as Member(s) of the Operations Committee

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

Authorization is requested, pursuant to Section II of the Charter of the Operations Committee of the New York City Housing Authority, as established by Board Resolution 13-10/23-31, to approve the Chairman's appointment of Victor A. Gonzalez as chair and Kyle E. Kimball as member(s) of the Operations Committee.

APPROVED

- 26 Authorization to Approve the Chairman's Appointment of Beatrice Byrd as Chair and Diahann Billings-Burford as Member(s) of the Resident and Community Affairs Committee

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

Authorization is requested, pursuant to Section II of the Charter of the Resident and Community Affairs Committee of the New York City Housing Authority, as established by Board Resolution 13-10/23-32, to approve the Chairman's appointment of Beatrice Byrd as chair and Diahann Billings-Burford as member(s) of the Resident and Community Affairs Committee.

APPROVED

- 27 Authorization to Appoint Kyle E. Kimball as Vice-Chair of the Board of the New York City Housing Authority

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

Authorization is requested, pursuant to Section 1.06 of the Bylaws of the New York City Housing Authority, as established by Board Resolution 58-6-515 and as subsequently amended, to appoint Kyle E. Kimball as Vice-Chair of the Board of the New York City Housing Authority.

APPROVED

- 28 Board Member Youssouf moved that the Members be authorized to meet in Committee and Executive Sessions today and on any adjourned or rescheduled future date, to discuss tenancy termination proceedings, grievances, real estate, and financial matters concerning the Authority.

APPROVED



Vilma Huertas
Corporate Secretary

¹ Board Member Youssouf abstained from voting on this item.