

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

COMMITTEE ON PUBLIC HOUSING

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December 18, 2013
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HELD AT: Committee Room
 City Hall

B E F O R E: ROSIE MENDEZ
 Chairperson

COUNCIL MEMBERS:
 Maria del Carmen Arroyo
 Margaret S. Chin
 Erik Martin Dilan
 James G. Van Bramer
 Gale A. Brewer

A P P E A R A N C E S (CONTINUED)

Raymond Ribeiro
Executive Vice President
Capital Projects
New York City Housing Authority

Margarita Lopez
Executive Vice President
Community Programs and Development
New York City Housing Authority

[gavel]

CHAIRPERSON MENDEZ: Good afternoon; I am

Rosie Mendez and I chair the Committee on Public

Housing. Today is the last hearing of this

legislative session and the last committee as me as

the Chair during this legislative term of this

committee. For eight years I have had the honor to

chair, first the Subcommittee for four years, to make

that Subcommittee a Full Committee, and to try to

tackle some real issues that the Housing Authority

and its residents are facing and that many of us here

in the City Council have tried to address. As we go

through this borough by borough, member by member,

project by project, I'd like to say that I'm very

proud of my colleagues, who have taken a lot of time

and energy and a lot of work to put money to improve

the quality of life of New Yorkers in public housing.

We will go through, after your testimony,

member by member and we'll start with the members who

are here. I've had the opportunity to meet with a

lot of members today and there's a lot of ones I

didn't get to meet with and we'll try to get through

this, even if we need to, 'cause it looks like a lot

of projects will be completed in January, next month.

So thank you and I will go to my written opening statement now.

Each year... by the way, I am joined by Council Member Maria Carmen Arroyo from the Bronx and by my very wonderful and abled staff, the Counsel to the Committee, Ed Atkin and the Policy Analyst, Guillermo Patino. And the finance staff, Nathan Toth and new to the Committee, Sarah Gas... Gasala... [background comment] Gasthof [phonetic]. So we've worked very hard on this and I wanna thank NYCHA for being here. We've now been joined by Council Member Erik Dilan from Brooklyn and the junior member of that district.

So, each year Council Members have the opportunity to directly fund some capital projects within their districts. Many members choose to use these funds to improve public housing and the quality of life of its residents. Today the Committee will take a look at the progress of some of these projects. Excuse me -- all of these projects.

As of September of this year, Council Members have allocated over \$97 million to NYCHA capital projects. Roughly half of this money, just over \$46 million, was allocated towards security-

1 related projects, such as new security cameras and
2 layered access systems. After some lengthy delays,
3 culminating in an emergency hearing by this Committee
4 last August, we understand that NYCHA will be telling
5 us today that it has made significant progress on
6 those security-related projects, and I can verify
7 that with some of the members I spoke to today; we
8 look forward to hearing about that.

10 Unfortunately, security-related projects
11 are only half the story; actually a little less than
12 half, because most of the Council Member allocated
13 fund, slightly over \$51 million, were earmarked for
14 projects that weren't related to security; those
15 projects include renovations to community centers,
16 senior centers, better lighting and new services,
17 basketball courts, baseball fields, improvements to
18 playgrounds and playground equipment, special vans to
19 help seniors get around, new trash compactors, better
20 lighting for walkways; outdoor areas, rehabilitating
21 elevators, upgrading laundry rooms, and many other
22 kinds of projects intended to improve the lives of
23 public housing residents. Of the \$51.6 million
24 allocated for these non-security projects, NYCHA has
25 only spent about \$1.5 million, which turns out to be

about 3 percent of the money and some of this money was allocated a long time ago, years in some cases. Today we want to get an update.

Before I proceed I want to say that I know a lot of criticism has been heaped on NYCHA, by the press, by residents, by some of us, and I know that it's tempting to lay the blame entirely on NYCHA here for failing to spend the money we've given them, but I also know that the situation isn't that simple. I understand that in some cases projects have not received enough funding to move forward, and in some cases NYCHA is waiting for approval from other agencies, like OMB and the Comptroller's Office. In other words, there's plenty of blame to go around and we can keep pointing fingers back and forth, but I think we can all agree that spending only \$1.5 million out of \$51 million means that something isn't working as it should and we owe it to the residents to find out what's not working and we need to fix it, all of us.

We have a lot of ground to cover today; I will be here for as long as it takes and I look forward to everyone's testimony.

We've been joined by Council Member Margaret Chin from Manhattan and now I will turn it over to the Housing Authority.

RAYMOND RIBEIRO: Chairwoman Rosie Mendez, members of the Committee on Public Housing, and other distinguished members of the City Council, good afternoon. Thank you for the opportunity to discuss with you the Council Member-funded capital projects at the New York City Housing Authority (NYCHA). I am Raymond Ribeiro, Executive Vice President for Capital Projects at NYCHA. Joining me today are Margarita Lopez, the Authority's Executive Vice President for Community Programs and Development, and other members of NYCHA's team. This afternoon I will give you an overview of our work to utilize the City Council's contributions to our capital program, as well as how we can most efficiently and effectively work together moving forward.

As the largest public housing authority in North America, NYCHA successfully manages a vast capital program that maintains and preserves the homes of more than 400,000 residents in 2,596 buildings across the City. Last year we spent more

than \$269 million and obligated more than \$330 million on capital projects, meeting or beating every U.S. Department of Housing and Urban Development deadline in the process, as we have done every year. As part of our organizational transformation we made significant progress in accelerating our own timeframes for the obligation and expenditure of capital funds. By completing more than 50 critical construction projects last year, including repairs to roofs, exteriors, elevators and heating and plumbing systems, we are improving the quality of life for our families and ensuring that our developments will be here to serve New Yorkers in the decades to come. Since 2009 our capital investments total about \$1.9 billion; however, as my colleagues and I have shared in previous testimonies before the City Council, NYCHA's funding continues to dwindle at an alarming rate. We have suffered accumulative federal capital funding loss of more than \$1 billion in the last 12 years. At the same time, our capital needs are considerable -- 75 percent of our buildings are more than 40 years old and we currently have a \$6 billion unmet capital need. Federal grants comprise about 90 percent of our capital funding, with approximately

\$2.2 billion in allocations projected in a five-year capital plan for current and future projects. City capital funding is generally associated with projects that are initiated and prioritized by our residents and supported by the Council and represents about 10 percent of our capital revenue.

In light of our serious fiscal challenges, the City Council has been a vital partner to NYCHA, providing a total of about \$150 million in capital funding over the past decade. The Authority has effectively managed these much-needed projects, replacing elevators, renovating community centers and installed closed-circuit television cameras to benefit our residents. A critical element of the success of any capital program is the commitment to engagement in communication around the program. Last year we pledged to develop quarterly reports on City capital dollars and have issued four reports since then. These reports are emailed to every Council Member individually, delivered to the Speaker's office and posted on our website. Additionally, we meet with Council Members one on one to discuss their capital projects and will continue these meetings into the future.

Internally we have developed project charters, formal project management plans and detailed project schedules for all of our capital projects in order to more effectively deliver them. We have hired and continue to hire staff to work specifically on advancing City capital projects and we sought and implemented several alternative contracting methods that have allowed us to accelerate our program.

The City capital process is lengthy and complicated, involving about 15 steps and several approvals from various agencies, regardless of the size or scope of the project. When possible we have streamlined the process by completing some of the steps in parallel rather than in sequence. At the same time we involve residents and elected officials at every relevant stage to keep them informed, obtain their buy-in and ultimately eliminate the need to reprocess projects as a result of scope changes. We continue to work with our partners in other City offices to enhance the required approval process so that projects can move from design through construction as quickly as possible. All of these process improvements are a direct result of NYCHA's

commitment to preserving public housing and enhancing the quality of life of our residents, as detailed by Plan NYCHA, our strategic roadmap for sustaining public housing in New York City.

Several key NYCHA initiatives have been effectively initiated with the support of City capital dollars; a productive partnership with the City Council has been crucial to our success. The first example of that partnership is the successful implementation of a comprehensive approach to security, known as layered access control, which includes modern intercoms and technologically advanced cameras; since August of 2012 we've used City Council funding to install 3,528 CCTV cameras in 442 buildings at 72 developments. Installation of 383 cameras is underway at 12 additional developments. The installation of those cameras is scheduled to be completed by the end of this year, putting us on track to honor the commitment we made at last year's hearing to install all outstanding City Council-funded CCTV cameras by the end of this year.

Initiatives that combined City Council support, in the form of capital funding, and

1 strategic capital planning by NYCHA have had a
2 profound, positive impact on our residents. A \$10
3 million 2013 capital allocation from the Council
4 enabled NYCHA to hire 176 caretakers who assisted
5 with almost 310,000 work orders. With a \$10 million
6 2014 capital allocation, The Council enabled NYCHA to
7 address another critical need, apartment painting, by
8 hiring 108 painter apprentices who are currently
9 providing support for paint work orders citywide.
10

11 As I previously testified, NYCHA has
12 submitted four quarterly reports to date. The last
13 of these reports was submitted in November and
14 reflects progress on projects through September 30,
15 2013. That report includes the detailed status of
16 several hundred individual allocations to over 200
17 projects in all five boroughs with a total value of
18 over \$131 million. I am please to inform the Council
19 that 53 percent of those funds are associated with
20 projects that are either complete or in construction.
21 Another 20 percent of those funds are associated with
22 projects that are actively being designed. Ten
23 percent of the funds are associated with projects
24 that are on hold and only 9 percent of those funds
25 are associated with projects in the preliminary

1 planning stages. These figures include the 2014
2 allocations, which were made only months ago. If the
3 recent 2014 allocations were not included in this
4 analysis, our completing percentages would be even
5 higher.
6

7 That said, there are some challenges
8 impacting NYCHA's ability to most efficiently and
9 effectively utilize City capital funding. For
10 instance, obtaining the required approval to proceed
11 with community center improvements using capital
12 dollars is a complex process that now involves
13 providing a copy of the executed lease between NYCHA
14 and the center's sponsor. In many cases in which the
15 formal executed leases are either expired or do not
16 exist, projects are stalled until these issues can be
17 resolved. NYCHA is currently working to address all
18 the lease issues so that future projects will not be
19 delayed.

20 Our limited funding has at times required
21 us to make difficult but unavoidable decisions,
22 reprioritizing the work we are doing and moving
23 federally funded projects such as roof repairs,
24 brickwork and elevator rehab to the top of the list.
25 This has had an impact on City-funded projects.

1
2 However, we are currently working on fully staffing a
3 unit within the Capital Projects group that will
4 solely manage City-funded capital projects to ensure
5 that they receive the attention they deserve by staff
6 with expertise in all of the unique requirements of
7 these projects.

8 Limitations on the availability of City
9 capital also present a challenge in spending these
10 funds quickly. At times, when capital dollars are
11 not available to fully fund projects, smaller have
12 been made by Council Members over multiple years
13 until full funding is available to proceed with a
14 project. NYCHA has estimated, from the latest
15 quarterly report, that almost \$5 million, or 4
16 percent, of City capital allocations are associated
17 with projects with funds insufficient to cover the
18 estimated cost of the proposed project. Similarly,
19 approximately \$9.2 million, or 7 percent, of the
20 funds detailed in the latest quarterly report are
21 associated with multi-phase projects in which Council
22 funds are allocated to later phases and cannot be
23 advanced until earlier phases of work, not always
24 under NYCHA's direct control, are completed. It is
25

our hope that the quarterly reports now provide some visibility into these issues.

Our alliance with the City Council is effective because we are serving the same stakeholders, with their interest and needs in mind. The positive results of our collaboration are evident in the success of our CCTV/layered access initiative and the continued decrease in outstanding maintenance and repair work orders. Increased collaboration and a more holistic approach between NYCHA and the Council going forward will only enhance our ability to better utilize City capital dollars. For instance, we can identify infrastructure needs of a particular development and suggest projects that will best aid our residents, such as painting and the cycle replacement of items like stoves and refrigerators.

In addition, Council Members' priorities have, and should continue to be, a factor in NYCHA's investment decisions. We should, wherever possible, leverage Council funds and incorporate them into our capital planning process. For example, NYCHA recently collaborated with the Council on a specific allocation that had been made to initiate repairs to

1 exterior lighting at a particular development. NYCHA
2 had already identified the need to completely replace
3 the lighting, but with competing needs, the work
4 could not be funded. However, by leveraging the City
5 funds, the investment of federal dollars became much
6 more cost effective, and the complete replacement of
7 old, inoperable exterior site lighting with new,
8 state-of-the-art, energy-efficient LED lighting is
9 now well underway with a combination of City capital
10 and federal capital allocations. Our residents
11 benefit from this continued collaboration.
12

13 NYCHA and our residents are incredibly
14 grateful for your assistance, and we ask for your
15 continued support and funding. Through partnership
16 and communication, and the identification of new and
17 innovative ways to work together, we will continue to
18 improve the lives of NYCHA residents and communities.
19 Thank you; I am happy to answer any questions that
20 you may have.

21 CHAIRPERSON MENDEZ: Thank you. I wanna
22 thank NYCHA; since our hearing, and thank my Speaker,
23 Christine Quinn; we've asked you to give us reports
24 and you have provided them on a quarterly basis with
25 the status on each project. I have taken your report

1 and put it into a manner that makes sense to me,
2 which is to be... your report actually splits
3 everything in-between security and any other project
4 that's non-security; that makes sense; I have that
5 here -- I've split this now by Council Members; by
6 boroughs. I first want to turn it over to Maria
7 Carmen Arroyo, who's been here, and while looking
8 through some of these projects... you don't have
9 questions? I'll go through them, then. A lot of
10 these were in her district and because of
11 redistricting, will be in another Council Member's
12 district, so it's made little technicalities here.
13 The Bronx... okay. And I've put this in order of money
14 that was funded long ago to money that's funded more
15 recently, in this fiscal budget, which as you say,
16 you're already starting in some cases design process,
17 but clearly money that we approved in the end of June
18 would've gone very little into the procurement
19 process.
20

21 So in... in the Bronx, which is... will now
22 be in Council District 8 -- Betances I -- is that...
23 that's not your district; was... it's always been
24 Council District 8, but two Council Members jointly
25 put funding and then there's some other funding,

which could be a borough president -- Council Member Maria Carmen Arroyo in FY 2011 and 2012 put \$125,000 and a \$100,000 respectively; Melissa Mark-Viverito, in... oh, okay... Project 7175; does that help you?

RAYMOND RIBEIRO: Yes, I have it.

CHAIRPERSON MENDEZ: Okay... in housing development Betances I, and this is for senior center renovation, Council Member Melissa Mark-Viverito put in \$125,000 respectively in FY 11 and 12; there's \$200,000 in FY 12; I do not know from whom, and another \$340,000 in FY 2013. You've hired a consultant and this is in the procurement process and we believe that this project will be finished in November of 2015. Is that correct?

RAYMOND RIBEIRO: So the... the project is actually in the design phase. [interpose]

CHAIRPERSON MENDEZ: Can you make sure that the... move this so it captures your testimony?

RAYMOND RIBEIRO: I'm sorry. [background comments] So... so this project is actually in the design phase; we have procured, as you... as you indicated, we have procured a consultant to do the detail design and we have met with the designer and the sponsors there to clarify the scope and proceed

with the formal design process. Procurement is slated to be completed in 2014, with construction scheduled, at this point, to start in 2014 and be completed in 2015.

CHAIRPERSON MENDEZ: Thank you. Mill Brook Houses; is that your district or not? No? Okay. It says Council District 8 -- since things have moved, I'm just double-checking, [background comment] particularly in this... it was always in that district? Okay. Melissa Mark-Viverito, \$250,000 for grounds improvement at Mill Brook Houses, playground equipment. There seems to be an error here where it says design starts on 12-15-2013 and ends in 4-15-2013; can you tell me which date is wrong and what is the accurate date on this project?

RAYMOND RIBEIRO: That's Project 7777, right?

CHAIRPERSON MENDEZ: Oh I'm sorry, I will make sure I tell you the pro... yes -- four 7's. And if you put three more 7's, Carmel Car Service will come to your door.

[background comments]

RAYMOND RIBEIRO: So the schedule that's indicated in the quarterly report indicates that

1 design was scheduled to begin on December 15th of
2 2013, constru... I mean and end... that should read 4-15
3 of 2014; that is a typo. So the design is slated... is
4 scheduled to take four months to complete. However,
5 this project is currently awaiting a CP from OMB to
6 proceed with the design. So we've retained the
7 services of a designer; however, in order for these
8 funds to be utilized towards that design, a CP has to
9 be submitted to OMB, which... [crosstalk]

11 CHAIRPERSON MENDEZ: Okay.

12 RAYMOND RIBEIRO: has occurred and we're
13 waiting for that approval.

14 CHAIRPERSON MENDEZ: Can you talk me
15 through the rest of the dates, which are in 2013,
16 procurement -- should anything that's 2013 be changed
17 to 2014 and anything that's 20... [interpose]

18 RAYMOND RIBEIRO: That's correct... that's
19 correct, all of those dates... [interpose]

20 CHAIRPERSON MENDEZ: anything that's 2014
21 changed to 2015?

22 RAYMOND RIBEIRO: That's correct. So all
23 of those dates are then successive, so procurement is
24 scheduled to begin the next day after a design is
25 completed -- 4-16 of 2014 -- procurement would be

1 scheduled to be completed on August 16th of 2014,
2 with construction commencing on August 17th of 2014;
3 construction completion estimated to be February 17th
4 of 2015, and then the close-out process would then
5 immediately begin on February 18th of 2015 and extend
6 out to 4-18-2015.
7

8 CHAIRPERSON MENDEZ: Okay. I'm gonna
9 skip a couple of other projects that are in Council
10 District 8 and I'm gonna move to -- because Council
11 Member Arroyo is here -- Project No. 8286 in Mill
12 Brook Houses, which is in Council District 8, and
13 Council Member Arroyo has this year, in 2014, put
14 \$300,000 for two barbecue sections, ground
15 improvement. So this money was just allocated in
16 June and you will be meeting with the Councilwoman
17 and with the residents to figure out the design?

18 RAYMOND RIBEIRO: That is correct, that
19 meeting's actually scheduled for this week.

20 CHAIRPERSON MENDEZ: Okay. Excellent.
21 Council Member Arroyo, your district number is 17; is
22 that correct? There are many instances where Council
23 Members join together to give money.

24 I am moving now to Project No. 5770 in
25 the Bronx, Council District 17; renovation of

Davidson Senior Center. We have... this money is pre-2008 and money from 2008 for a total of \$200,000, and we understand that this project is on hold because there is insufficient funds. So you have a meeting with the Councilwoman set up to determine how much more money is needed to put into the senior center?

When you meet next week, can you discuss this funding -- tomorrow?

RAYMOND RIBEIRO: Is it tomorrow or Fri... I think it's Friday... [crosstalk]

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: But yes, we are awaiting direction, as you've indicated. The pre-2008, as well as the 2008 allocation together are insufficient to do the work that was contemplated, so we're awaiting direction on either additional funding, reduced scope or even repurposing the money to a different project.

CHAIRPERSON MENDEZ: Okay. And the Authority knows how much money would be needed and we're very far off in this instance?

RAYMOND RIBEIRO: Yeah.

CHAIRPERSON MENDEZ: Okay. Project No. 6868, Stebbins Avenue-Hewitt Place, installation of

exterior compactors, FY 2010, \$250,000, FY 2013 \$100,000, the project is on schedule, all design has been completed, contract has been awarded and construction will begin in late 2013. Has construction begun?

RAYMOND RIBEIRO: Yes, that contract went before our Board and we have issued a Notice of Award to the contractor. So yes.

CHAIRPERSON MENDEZ: When do you expect all the construction to be completed? Your report says 12-7-2014; is that on schedule? [crosstalk]

RAYMOND RIBEIRO: Yeah, I was gonna say that normally those projects are a one-year construction duration.

CHAIRPERSON MENDEZ: Uhm-hm. Okay.

RAYMOND RIBEIRO: So that... yeah.

CHAIRPERSON MENDEZ: So a year from now?

RAYMOND RIBEIRO: December of 14...

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: is right in line with what...

CHAIRPERSON MENDEZ: Alright. Project 8290, Stebbins Avenue-Hewitt Place, capital funding for a playground area renovation, Maria Carmen

Arroyo, \$600,000. That was just allocated this June, so I'm assuming there will be a meeting with the residents and with the Council Member to discuss the scoping and the design, correct?

RAYMOND RIBEIRO: That is correct.

CHAIRPERSON MENDEZ: You can tackle it tomorrow maybe. Well actually, you'd have to set up a meeting with the Tenants Association. Okay.

Project 8289, Saint Mary's Park, again, allocated just a few months ago, \$500,000 for grounds improvement. So you will set up a meeting with the stakeholders?

RAYMOND RIBEIRO: Correct, this is a new allocation from 2014 and the normal process is to sit down with the stakeholders, the residents; the electeds, to go over exactly what the scope of work is.

CHAIRPERSON MENDEZ: Okay. I will move toward Council Member Arroyo's allocation for security cameras. [background comment] I will start first with... see if there's any joint money in Council District 8... there is money in Mitchell Houses that was your district and now it will be moving into Council District 8 -- 2014, \$555,000, but there was a

previous \$350,000 that Council Member Arroyo gave funding for and so some of the installation has started and I believe you'll be able to then jock this money and put in extra cameras where they will be needed; is that correct?

RAYMOND RIBEIRO: That's correct.

CHAIRPERSON MENDEZ: So it was two separate allocations, \$350,000 and \$555,000. The other one... and I'll tell you...

RAYMOND RIBEIRO: What was the first allocation; I'm sorry? I have the... [crosstalk]

CHAIRPERSON MENDEZ: First allocation...

RAYMOND RIBEIRO: \$555,000.

CHAIRPERSON MENDEZ: Okay, it doesn't have a project... this one doesn't have a project number yet, which is... [background comment]

RAYMOND RIBEIRO: I have it... [crosstalk]

CHAIRPERSON MENDEZ: You have and...

RAYMOND RIBEIRO: I don't need the project number on it.

CHAIRPERSON MENDEZ: You have it, HAM14MTSE is your Project ID number; that's \$555,000.

RAYMOND RIBEIRO: Yes.

CHAIRPERSON MENDEZ: Uhm...

RAYMOND RIBEIRO: And...

CHAIRPERSON MENDEZ: Hold on... the...

RAYMOND RIBEIRO: That's correct, and I have the other... the previous allocation was part of the 2012 earlier allocations and as we committed to, all of the work associated with the CCTV cameras that were funded there will be completed by the end of the year. Actually, I think they are completed at Mitchell already -- all the work is completed at Mitchell, all the camera work. The additional allocation of \$555,000, for all of our 13 and 14 allocations of CCTV and related access, we have begun the engagement process, similar to the process that we initiated during the last year or so for the previous monies...

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: we're beginning that process of engaging the residents and the electeds and going over the scope of work to identify to the contractor exactly how many cameras are being put and where... [interpose]

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: those contracts, to physically do the work... [crosstalk]

CHAIRPERSON MENDEZ: It's good...

RAYMOND RIBEIRO: are already in place.

CHAIRPERSON MENDEZ: you got it... no more;
it's okay. It says here, HAM11MTS... S like in Sam, C
like in cat, and it says cameras are installed and
operable. In process of closing out all the
paperwork and Council Member Arroyo confirms that
it's installed and operable. So those two should be
linked together as one project; it's the same
development, right? 'Cause in some cases, like for
example, in Vladeck Houses, we will have Council
Member Chin's name and my name, 'cause we both put
funding into that program. So these are two
different fiscal years, but it's the same project;
it's both security, so it should be put into one
sheet, just easier for tracking.

RAYMOND RIBEIRO: Okay, we can do that.

CHAIRPERSON MENDEZ: Okay. Patterson,
HAM14PTSE...

RAYMOND RIBEIRO: Are... I'm sorry, are we
in security or... are we in security still?
[crosstalk]

CHAIRPERSON MENDEZ: Security, we're
still in security.

RAYMOND RIBEIRO: 'Kay.

CHAIRPERSON MENDEZ: Council Member

Arroyo put in \$470,000 into Patterson Houses for security enhancements, this is now in Council District 8 after redistricting and the work will be finished... completed next year, December 2014. Yes, the... [interpose]

RAYMOND RIBEIRO: So that is a 2014 allocation; as I described, we will go through that same process... [interpose]

COUNCIL MEMBER ARROYO: Yes.

RAYMOND RIBEIRO: and use the existing jock contracts to complete that work and we anticipate that yes, all of the 13 and 14 allocations will be completed by the end of next year.

COUNCIL MEMBER ARROYO: There was repurposing money that went into Patterson, so the total funding there [cough] should be somewhere in the neighborhood of \$1.2 million. [background comment, cough] We moved money from Jackson to Patterson to get them started.

RAYMOND RIBEIRO: So the... the... [interpose]

COUNCIL MEMBER ARROYO: I don't see that reflected in the report that I saw... [interpose]

CHAIRPERSON MENDEZ: The... there is a different section for the repurpose money and your name is not in here.

COUNCIL MEMBER ARROYO: Yeah, that's my concern.

RAYMOND RIBEIRO: So all of the 2014 allocations, we simply created a new project sheet for in the latest quarterly report. [crosstalk]

COUNCIL MEMBER ARROYO: No, this is allocations that happened... repurposing of money that happened in FY, I believe 13.

RAYMOND RIBEIRO: I understand that, alright, so those reallocations or repurposing should show up on other sheets, but what we can do for the next quarterly report is actually combine that all into one... [crosstalk]

COUNCIL MEMBER ARROYO: They don't show up on other sheets.

RAYMOND RIBEIRO: Okay, I'll check that.

CHAIRPERSON MENDEZ: We've had to skip around; just give me a second here. Okay. We now go into Council District 15 and 17; it says, according

1
2 to your report, it's East 173rd-Vyse Avenue, it's
3 \$1.4 million prior to FY 2008, it says Joel Rivera,
4 Maria del Carmen Arroyo and it is to put new
5 entrances in the front and rear of the buildings.
6 The design -- everything has gone through its process
7 and you anticipate construction to be finished in May
8 of 2014. Did you have a question on this?

9 [background comment] Okay. So the Councilwoman says
10 it wasn't her district at the time and may be in her
11 district now with redistricting.

12 RAYMOND RIBEIRO: Okay.

13 CHAIRPERSON MENDEZ: Okay. Council
14 Member Arroyo put in \$200,000 in Project ID number
15 HAM14FKSE, security enhancement at Claremont Parkway
16 - Franklin Avenue, now moving into Council District
17 16 with Council Member-elect... oh no, she's already
18 Council Member Gibson, Vanessa Gibson is already
19 serving and has been... [background comment] this is
20 2014 money, so I would like for you to meet with both
21 the Councilwomen, since she put the money in there
22 and just with the residents to decide how that money...
23 meet with Council Member Arroyo to determine how this
24 money's going to be used. Is there anything you
25 wanna say on this?

1 COMMITTEE ON PUBLIC HOUSING 31

2 COUNCIL MEMBER ARROYO: That's security
3 camera systems money, that's clear. It's one
4 building, it's a senior citizen building, right.

5 RAYMOND RIBEIRO: Yes. So we have that
6 \$200,000 allocation towards CCTV, layered access, so
7 we're gonna do the same process -- meet with you and
8 the residents and determine [crosstalk]

9 CHAIRPERSON MENDEZ: They already had the
10 resident engagement meeting November 2013.

11 COUNCIL MEMBER ARROYO: Uhm-hm. Yeah.

12 CHAIRPERSON MENDEZ: 'Kay. Alright.
13 Security enhancement, Patterson Houses... [interpose]

14 RAYMOND RIBEIRO: I just... I just wanna be
15 clear, I think that meeting was originally
16 anticipated to occur in November; I don't believe it
17 occurred.

18 CHAIRPERSON MENDEZ: You don't think it
19 has occurred. Okay, you'll let the Councilwoman know
20 so she can...

21 RAYMOND RIBEIRO: Yeah.

22 CHAIRPERSON MENDEZ: go or send staff to
23 that meeting?

24 RAYMOND RIBEIRO: Yeah.

25

CHAIRPERSON MENDEZ: Okay. We have here a project, HAM10PATV, it says Council District 17, Patterson Houses; does that remain in your district, Councilwoman Arroyo? It does not remain in her district; there is \$20,000... might've repurposed, not enough to do anything from prior to 2008, \$361,000... let me start beginning. \$350,000 2010, \$350,000 2011 and \$361,000 in 2013; the Councilwoman says that the project has been substantially completed? [background comment] Patterson Houses. According to your paperwork it says the closeout will be 11-30-2013. Do you know if it's been completed, Councilwoman? [crosstalk]

COUNCIL MEMBER ARROYO: That's the one that money was repurposed to that I don't see showing up on the list and based on my math, I think we should have about \$1.2 million allocated to Patterson Houses, with the direct allocations to the development, but also the repurposing from Jackson and Adams. And that happened in FY 2013.

RAYMOND RIBEIRO: So yeah, I can... I can check on the repurposing, but yeah, that project has been completed, over \$1 million worth of work has been completed; any other leftover remaining monies

can certainly be repurposed; I'll check on the status of that repurposing... [crosstalk]

CHAIRPERSON MENDEZ: The total here on this sheet comes out to \$1.081 million.

COUNCIL MEMBER ARROYO: Yeah, I think... [interpose]

CHAIRPERSON MENDEZ: But you think there's more?

COUNCIL MEMBER ARROYO: there's more. There's more. There's money that got repurposed from Adams and from Jackson to this development. And maybe it's within those numbers, but I don't see... if repurposed dollars are on a separate list, my name does not show up on a separate list for repurposed dollars.

RAYMOND RIBEIRO: So I'll certainly check that; according to the records that I have here, and again, this is as of the last quarterly report, the awarded amount, the total value of the contract work at that development was \$1,790,369.49. I will see if there are other funds that were also applied and ultimately allocated to that. [interpose]

COUNCIL MEMBER ARROYO: I don't want it... I don't want one dollar to fall through the cracks...

RAYMOND RIBEIRO: I understand that.

COUNCIL MEMBER ARROYO: because there are some developments that, although have received funding are not fully funded for a full layered access and security cameras, and my goal is to complete every development that has been allocated money.

RAYMOND RIBEIRO: And I think your goals are completely aligned with what we're trying to accomplish and we would not let one dollar slide off... [interpose]

COUNCIL MEMBER ARROYO: Okay.

RAYMOND RIBEIRO: and not get applied to CCTV.

COUNCIL MEMBER ARROYO: I won't let you.

RAYMOND RIBEIRO: Good. That's fine.

CHAIRPERSON MENDEZ: 'Kay. Moore Houses, Council Member Arroyo allocated \$55,000 prior to 2008 and then \$325,000 in 2012; this will now be moving into Council District 8. The project is in construction and the work is substantially completed. It's supposed to be completed this month. Do you know if it...

RAYMOND RIBEIRO: All of the work at Moore has been completed. Yeah.

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: All of the work... again, all of the work that was funded with 2012 and earlier monies... [crosstalk]

CHAIRPERSON MENDEZ: Have bee completed?

RAYMOND RIBEIRO: any work from 13 and 14 will go through the same process with our jock contracts and engagement and all of that stuff. So all of the 2012 and prior money, that work is complete.

CHAIRPERSON MENDEZ: I expect so; I've still to tour in my district or get phone calls from my leaders in my two senior buildings to confirm that the prior to 2012 money for security has been installed, so we'll confirm that one. Mott Haven in Council District 17, that remains in Council District 17. This was actually the model project; doesn't remain in your district, moves into District 8. This was the model project for layered access that has funding from Council Member Arroyo as well as HUD money. Council Member Arroyo allocated \$350,000 in 2009, \$350,000 in 2012 and \$350 in 2011 to do layered

1
2 access control, the project was completed on October
3 2013. So just since this was the model project, talk
4 us through how many buildings and development, how
5 many superblocs, if it's a superblock situation, and
6 this is the standard that we would like to achieve
7 now in all of our buildings?

8 RAYMOND RIBEIRO: So yes, Mott Haven was
9 certainly the standard for moving forward and Mott
10 Haven's campus, in terms of the CCTV work and layered
11 access work that we had done included 235 cameras, 9
12 buildings, 29 doors installed with the card access,
13 the key fob access to those developments and yes,
14 Mott Haven was the model for us moving forward and
15 continues to be, we actually, in our engagement
16 meetings with residents, we encourage residents to go
17 to Mott Haven to look at the installations at Mott
18 Haven so they have a clear picture of what it is that
19 we're trying to build at each of the other
20 developments.

21 CHAIRPERSON MENDEZ: Thank you. Jackson
22 Houses, 2010-2011, the project has been completed for
23 security cameras in Council Member Arroyo's district.
24 Mitchell Houses, we went through this already, this
25 the \$350 that's already been utilized and there's

additional money going in there. Bronxchester Houses, \$313,000 allocated in FY 2013 by Council Member Arroyo, we anticipate that the work will be completed in December 2012?

RAYMOND RIBEIRO: December 2014.

CHAIRPERSON MENDEZ: I mean, 2014...

[crosstalk]

RAYMOND RIBEIRO: We're not that good.

[laughter]

CHAIRPERSON MENDEZ: I'm doing like you guys, I'm going backwards... [crosstalk]

RAYMOND RIBEIRO: We're good, but not that good.

CHAIRPERSON MENDEZ: starting now and going back. Adams Houses, \$506,000... this is new money, FY 2014, you will start... did you have the resident engagement meeting?

RAYMOND RIBEIRO: We have not had the resident engagement meeting; to my knowledge, as far as I know, with the 13 and 14 money, those meetings started in late November and we've had those meetings at two locations.

CHAIRPERSON MENDEZ: Okay. [background comment] There was a meeting, I've been told; Brian Honan was present from NYCHA.

RAYMOND RIBEIRO: Okay.

CHAIRPERSON MENDEZ: \$412,000, Council Member Arroyo, again, just allocated in FY 14 for Davidson Houses. It says resident engagement meeting will begin in November. Council Member Arroyo.

RAYMOND RIBEIRO: I don't know that we had that one either.

CHAIRPERSON MENDEZ: Okay. Council Member Chin, are you ready? Do you wanna lead this yourself or? [background comment]

COUNCIL MEMBER CHIN: Thank you Madame Chair. I had a meeting with NYCHA, with NYCHA last week, so they gave me a full presentation in terms of the security layer access, how much... I think most of the project is... it's complete. We were just raising that we should be at celebrations, because we were at the one at Smith; the fact that we put in the security camera, we wanted to make sure that we were there to celebrate with the residents. But I think I also go numbers from NYCHA in terms of how much more they need to complete the whole layer access. The

1 other information that I thought was helpful at the
2 meeting was the whole issue with the Sandy recovery,
3 they were letting us know in terms of some of the
4 development that will be getting additional funding
5 for repairs and also emergency generators, so I think
6 that's really good news. One of the concerns that I
7 raised at the meeting is, in one of my developments
8 we always have gas outages, I think... I'm not sure if
9 we had any last week, but I think there is one that's
10 scheduled to be done this week, so but during the
11 holiday there's always gas outage happening. So we
12 were looking to see if there is a creative way to
13 sort of do those capital replacements quickly; I know
14 that they're scheduled to be completed in the
15 beginning of next year, right, by the end of the
16 first quarter of next year... [crosstalk]

18 RAYMOND RIBEIRO: Actually, it's
19 scheduled to begin... go out to bid... [interpose]

20 COUNCIL MEMBER CHIN: Uhm-hm.

21 RAYMOND RIBEIRO: in the beginning of
22 2014, so construction would follow thereafter in
23 2014, so we wouldn't be completed in the beginning of
24 14; construction would actually start. That was... the
25 plan that we had discussed, that project to replace

1
2 the gas risers at Smith Houses is part of our regular
3 federal capital program, it's been a project that was
4 in the plan, it's been designed and, as I said, is
5 ready to go out to bid, will go out to bid in the
6 first part of 2014. You asked at that meeting if we
7 could, as an alternate, use one of our existing
8 requirements contracts to do the work and what we've
9 agreed to do is to look back... [crosstalk]

10 COUNCIL MEMBER CHIN: Back. Uhm-hm.

11 RAYMOND RIBEIRO: at that and analyze how
12 much that would cost, because the requirements
13 contracts, while they're very helpful to us to
14 respond to emergencies, generally the prices for the
15 work are higher because of the emergency nature of
16 the work. So it may be significantly more expensive
17 to do that way, but we're reviewing that for you.

18 COUNCIL MEMBER CHIN: Yeah. So I have
19 asked for an analysis to see that if it was really
20 more expensive or not. If it's not really that much
21 more expensive, then it might make sense to sort of
22 like just take care of all of it instead of having
23 the gas outage, you know every other week that's
24 happening in Smith, so we're waiting, I guess for
25 your analysis to come back, to let us know whether

1 that's feasible. But I think part of the... one of the
2 elements that you presented in the testimony, which I
3 also find helpful, is to sorta let us know what our
4 capital allocation can go for. One of the
5 suggestions that they were talking about, in terms of
6 like replacement of stove and refrigerator to be more
7 energy-efficient, that as City Council Members, we
8 can allocate, you know capital dollars that NYCHA
9 could be able to use for that to replace that in the
10 development. So I think that it was important and
11 also productive to have those meetings, so I think
12 going forward we should try to schedule it on a
13 regular basis throughout the year so that we can get
14 the update and also see, you know how much funds are
15 needed and where it could go and then it will help us
16 plan our budget better in terms of how much capital
17 dollars we can request and where we can put...

18 [interpose]

19 CHAIRPERSON MENDEZ: So I just wanna...

20 [crosstalk]

21 RAYMOND RIBEIRO: We felt that... we felt
22 that meeting was very productive as well and would
23 certainly encourage doing that, not only with you,
24
25

but the other Council Members and continuing that and having a regular dialogue like that, absolutely.

CHAIRPERSON MENDEZ: So I wanna thank the Authority as a result of last month's meeting on Sandy; you have met with me and other Council Members on what the Sandy impacts are and what it costs in terms of doing the basic repairs that are needed, the remediation and future mitigation, and some of the numbers are daunting. So I look forward to working with the Authority to figure out... because the reality is, you've gotten some of your insurance money; is that correct?

RAYMOND RIBEIRO: Some; not... [interpose]

CHAIRPERSON MENDEZ: And you have not gotten FEMA money or CDBG money?

RAYMOND RIBEIRO: The amount of FEMA money that we have gotten is de minimis, the amount of... [interpose]

CHAIRPERSON MENDEZ: Can you tell me... de minimis means?

RAYMOND RIBEIRO: Of FEMA?

CHAIRPERSON MENDEZ: Yes.

RAYMOND RIBEIRO: In the \$10 million range, if that.

CHAIRPERSON MENDEZ: \$10 million range?

RAYMOND RIBEIRO: Yeah.

CHAIRPERSON MENDEZ: That maybe takes care of one of my small developments and I think it's in the \$30 to \$40 million range to take care of one my big developments.

RAYMOND RIBEIRO: So in terms of our revenue I'll say that we've received to date from both insurance and FEMA together is not enough to cover the costs that we incurred in the days and weeks after the storm, let alone any of the permanent repairs.

CHAIRPERSON MENDEZ: Thank you. I mean if this is \$95 million worth of projects that we funded and you can... I mean, we're putting in vans for our senior centers, we're putting in renovations to the senior centers, HVAC systems, security cameras, and this is over many, many years, \$10 million is just a drop in the bucket and...

RAYMOND RIBEIRO: Agree.

CHAIRPERSON MENDEZ: Someone needs to be ashamed of themselves because we need that money.

1 Council Member Chin, should I just go through this?
2 You have Project 7552, repair waste line pipe, it is
3 FY 2012, they need to identify the worst waste lines
4 and then they go into La Guardia Houses and do those
5 repairs. Is this one of the Sandy-impacted
6 buildings, La Guardia?

7 RAYMOND RIBEIRO: La Guardia is a Sandy-
8 impacted development. We had discussed with the
9 Council Member in our meeting last week that perhaps
10 this money could be repurposed and that the repair of
11 the waste line is something that NYCHA would do with
12 other funding sources.

13 CHAIRPERSON MENDEZ: I'm writing that
14 down -- possibly repurposed. Seward Park Extension,
15 \$550,000 for electrical and mechanical upgrade of the
16 public space. So is that moving forward, you're
17 meeting with the stakeholders?

18 RAYMOND RIBEIRO: Just bear with me one
19 second.

20 CHAIRPERSON MENDEZ: Council Member Chin,
21 this is 2012 money, Project No. 7553. [background
22 comment] No, this is electrical and mechanical
23 upgrade of public space, \$550,000, FY 2012.
24 Playground is 8353... [crosstalk]
25

RAYMOND RIBEIRO: Yeah... yeah... yeah. So...

CHAIRPERSON MENDEZ: \$350,000. That was just allocated in 2014, just a few months ago.

RAYMOND RIBEIRO: So this work, we are meeting with the sponsors of that community center to determine exactly what work is contemplated with the funding.

CHAIRPERSON MENDEZ: So we don't know yet if this money will be sufficient, but you'll be able to do some work in there?

RAYMOND RIBEIRO: We don't know exactly what's even being requested, so we'll determine that after we meet with the sponsor.

CHAIRPERSON MENDEZ: Okay. We're moving toward security cameras in Council District 1. We have pre-2008, so that would be when it was Council Member Alan Gerson, \$445,000 for Lower East Side I Infill and that will be completed next month, January 17th. Oh no, 2014. Is that correct?

RAYMOND RIBEIRO: That is... [interpose]

CHAIRPERSON MENDEZ: Is that enough money to do Lower East Side I Infill?

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RAYMOND RIBEIRO: The work at that development, the CCTV, the pre-2012 work at that development is all complete.

CHAIRPERSON MENDEZ: Okay. It's all completed?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Predevelopment work? Is that what you said?

RAYMOND RIBEIRO: The pre-2000 and... any money that was allocated from 2012 and earlier to that development has been completed.

CHAIRPERSON MENDEZ: That's not what your report is telling me. It says... [interpose]

RAYMOND RIBEIRO: So the report...

CHAIRPERSON MENDEZ: No, actually you're right, it's your closeout. Your closeout will finish next month, work was... construction was completed November, last month.

RAYMOND RIBEIRO: So I just wanna be clear on the closeout process, the closeout process is... [crosstalk]

CHAIRPERSON MENDEZ: Please.

RAYMOND RIBEIRO: simply a paperwork issue or a filing, if you will, of the contract, so

1 all of the physical work is complete, so we closeout
2 permits that we may have open with DOB, we issue any
3 final payments to the contractor, we get all the
4 necessary warranties and guarantees associated with
5 the equipment, user manuals, any training that's
6 involved. So from the... from a capital perspective,
7 all of the work is completed... [background comment]
8 the closeout is just really buttoning up the project,
9 putting the file away and literally closing the books
10 on it.
11

12 CHAIRPERSON MENDEZ: Great. Two bridges,
13 URA (Site 7), pre-2008 money of \$80,000 and \$5,000
14 from 2013 for intercom system and access control and
15 that work has been completed.

16 RAYMOND RIBEIRO: Correct.

17 CHAIRPERSON MENDEZ: Council Member Chin,
18 any questions? [background comment] Okay. Council
19 Member Brewer, [background comment] do you want me to
20 go through the projects; do you have them?
21 [background comment] We're doing... well you can do
22 'em any way you want, but we're doing these by...
23 [background comment] Okay. So your district number
24 again, Council Member is 6. We are starting with
25 non-security. And while I'm just going through this,

1 just to say that in these last two legislative terms
2 I have worked with Borough President Scott Stringer
3 and we've sometimes jointly funded programs; it's
4 important for us on the Council Member side, when
5 we're gonna do this, to know as early as February
6 what the anticipated costs may be so that we could
7 have those conversations with the Borough President,
8 in this case, the Borough President-elect, to figure
9 out who's going to allocate the money, one both and
10 how much. Council Member Brewer, we have at
11 Harborview Terrace, Project No. 5461, Senior Center
12 Upgrade - ADA Requirements. The project has been
13 submitted to the Office of Management and Budget. We
14 have pre-2008, \$495,000, in FY 2008 \$45,000 and in FY
15 2013 \$384,000 and we are awaiting a Certificate to
16 Proceed and anticipate that the work will be
17 completed in May of 2014.

18
19 COUNCIL MEMBER BREWER: Okay. This is
20 the project... Thank you very much, Council Member
21 Mendez, that I am upset about in the sense that it's
22 taken a great deal of time; I think it's a total of
23 around \$920,000, but the project is on hold due to
24 NYCHA's failure to negotiate a satisfactory lease for
25 the property. And apparently this is widespread with

1 all senior centers, so we need a lease, we have been...
2 I got it through OMB quickly, I've been working with
3 your capital budget folks, who are very nice, but all
4 the senior centers got this letter that says, you
5 know, DFTA has been informed that the senior centers...
6 blah, blah, blah... have... want to execute lease
7 agreements and they can't and I know you know more
8 about it than I do; I need a lease for Harborview,
9 Clinton Project FIND Senior Center so we can spend
10 this money.
11

12 RAYMOND RIBEIRO: So this is a perfect
13 example of one of the issues that I brought up in my
14 testimony...

15 COUNCIL MEMBER BREWER: Right.

16 RAYMOND RIBEIRO: about having issues
17 with moving forward on any community center type
18 projects because of the lease that's required and we
19 have been working with all of the sponsors of our
20 centers to execute formal leases for all of our
21 properties so that all of these issues can be
22 resolved moving forward.

23 COUNCIL MEMBER BREWER: Okay, I didn't
24 understand one word you said. Why can't we sign a
25

1
2 lease? I don't understand it. I mean I just... I
3 don't get it. We wanna spend the money... [crosstalk]

4 MARGARITA LOPEZ: It's a... it's a very
5 simple situation; it had to do with NYCHA not having
6 sufficient funds to be able to sustain those centers.
7 Those centers pay electricity, those centers pay for
8 water, those centers pay for heat, hot water, and the
9 centers need to generate funding to be able to cover
10 that cost. It's a dispute at this moment in which
11 some CBOs understand that they should not pay a penny
12 to NYCHA for the purpose of what I just explained a
13 few minutes ago. That is unacceptable to us any
14 longer, because we simply don't have the money; that
15 was the reason we had to close down the ones that
16 we're closing down, 'cause we don't have the money
17 for the personnel and we don't have the money to
18 sustain them in regard of repairs, maintenance;
19 utilities and the money had to come from somewhere,
20 it cannot come from NYCHA because NYCHA doesn't have
21 it. Then NYCHA has put forward a lease agreement in
22 which we are charging the fundamental amount that is
23 spent on the utilities that I explained to you and
24 it's a dispute coming from left and right, refusing
25

to pay for that money. And NYCHA simply cannot operate... [interpose]

CHAIRPERSON MENDEZ: So...

MARGARITA LOPEZ: these centers with the funding that NYCHA has to operate the apartments.

CHAIRPERSON MENDEZ: So you are saying in the centers that are not NYCHA run, which are many, that are in Housing Authority property, the CBOs are there, many, without paying rent, without paying... [crosstalk]

MARGARITA LOPEZ: Any...

CHAIRPERSON MENDEZ: the expenses that you would... that... without paying for any expenses of services being utilized, like water and electricity, and you want to enter into a lease agreement to recuperate the water and electricity amount; is that correct, is that...

MARGARITA LOPEZ: Right, simply to pay for the expenses that are incurred by the utilization of the space.

CHAIRPERSON MENDEZ: And so Council Member Brewer stated that she has three centers that want to enter into a lease agreement, but you're saying... [interpose, background comment] excuse me?

[background comment] Just... Okay, this one wants to enter into a lease agreement, so Council Member Brewer, are you aware if they're... [crosstalk]

MARGARITA LOPEZ: But the... please understand that...

CHAIRPERSON MENDEZ: willing to pay the amount that NYCHA is requesting?

MARGARITA LOPEZ: NYCHA want to put the lease agreements for everybody... [crosstalk]

CHAIRPERSON MENDEZ: She says here they're willing to pay.

MARGARITA LOPEZ: Hm?

COUNCIL MEMBER BREWER: My understanding, having spent hours on this topic with Project FIND is that there's rent requests, water requests and electricity requests and my suggestion would be to sit down with all your centers; you're gonna have to do it retail-wise, and figure out if there is an accommodation. My understanding of Project FIND is they are willing to pay some, maybe not the entire rent, plus electricity, plus water... [interpose]

CHAIRPERSON MENDEZ: Uh...

MARGARITA LOPEZ: That's what have been proposed, Council Member, but... [interpose]

2 COUNCIL MEMBER BREWER: But I don't think
3 they can pay all three.

4 MARGARITA LOPEZ: I want to make clear,...
5 [interpose]

6 CHAIRPERSON MENDEZ: But is...

7 MARGARITA LOPEZ: what NYCHA is
8 proposing... [crosstalk]

9 CHAIRPERSON MENDEZ: Can... can I...

10 MARGARITA LOPEZ: is not even market rate
11 or anything like that. [crosstalk]

12 CHAIRPERSON MENDEZ: What... what you're
13 asking in rent really is... [interpose]

14 MARGARITA LOPEZ: Yes.

15 CHAIRPERSON MENDEZ: water and
16 electricity charges, that's what they're asking for,
17 Council Member Brewer. [crosstalk]

18 MARGARITA LOPEZ: But the... the rent that
19 we charging is to be able to cover the costs of
20 running that center.

21 COUNCIL MEMBER BREWER: Oh I understand
22 that; I mean of course we're also... NYCHA is also
23 getting a benefit for the residents of these types of
24 centers. I think we can argue this back and forth
25 forever, in the sense that these non-profits don't

1
2 have a lot of money either, NYCHA doesn't have a lot
3 of money, the non-profits don't have a lot of money;
4 the kitchen's a mess, there are mice in it and rats
5 and we want this kitchen to be improved and that
6 money's been sitting there for five years now. So my
7 que... and we... you know, it's just... it's a lot of time;
8 I don't understand why you don't sit down with these
9 different centers; each one's gonna have a different
10 story, and figure out what you can negotiate.

11 MARGARITA LOPEZ: But we are doing that
12 as we speak and... [interpose]

13 COUNCIL MEMBER BREWER: No you haven't...
14 you haven't with... with Project FIND.

15 MARGARITA LOPEZ: I'm not speaking
16 particularly to this one...

17 COUNCIL MEMBER BREWER: Have not.

18 MARGARITA LOPEZ: Again, I'm... I'm not
19 speaking particularly to this one that you're talking
20 about; I began this process in September, began
21 organizing what was totally a problem, because we
22 have centers that have been operating in there for a
23 series of years with our contract, we also have
24 centers that have been paying rent... [interpose]

1 COMMITTEE ON PUBLIC HOUSING 55

2 COUNCIL MEMBER BREWER: Okay. I

3 understand that. [crosstalk]

4 MARGARITA LOPEZ: then it's a multitude
5 of issues. [crosstalk]

6 COUNCIL MEMBER BREWER: But some centers...
7 this center is stuck on improving because of this
8 lease; there may be others that have month-to-month
9 and don't have pending capital money, right? So this
10 money... [crosstalk]

11 MARGARITA LOPEZ: Okay.

12 COUNCIL MEMBER BREWER: cannot be spent
13 until we resolve this lease situation, so I wanna
14 know when are we gonna resolve this lease situation;
15 who's gonna sit down with Project FIND and when to
16 resolve Harborview on West 55th Street?

17 MARGARITA LOPEZ: As we speak, this issue
18 is being addressed, as a matter of fact. This
19 afternoon there's a meeting with DYCD; meetings have
20 been happening with DYCD and DFTA in order to resolve
21 that problem with those ones. But our other ones...
22 [crosstalk]

23 COUNCIL MEMBER BREWER: Not according to
24 an email...

25

MARGARITA LOPEZ: that don't have those contracts and I... that are shepherded on my part.

COUNCIL MEMBER BREWER: this has not been resolved as of this morning; this is an email from this morning, from the Director of Project FIND.

CHAIRPERSON MENDEZ: Can you...

MARGARITA LOPEZ: And... and then what I can tell you is that this afternoon, at 4:00, there's a meeting that is happening with DYCD; I don't know if DFTA is going to be there...

COUNCIL MEMBER BREWER: It's a DFTA center.

MARGARITA LOPEZ: Then I don't know if DFTA is going to be in that center... in that meeting, but I'm here now; if I cannot go to the meeting I will continue to be here, but Cecil House is in that meeting and the staff of NYCHA. But I want to make clear, I want the Council Members to appreciate a particular situation here. NYCHA cannot continue to operate spaces; it doesn't matter what space it is, in which we spend money that we don't have; then that's part of the reason why the centers needed to be closed down and that was part of the reason why you generously, all of you, decided to sustain and

maintain open the ones that you allocated the funding for. But when we said to you that we don't have the money for these facilities..

COUNCIL MEMBER BREWER: 'Kay.

MARGARITA LOPEZ: we don't have even the money for the utilities.

COUNCIL MEMBER BREWER: Well maybe 'cause NYCHA said we do some of its streamlining; that's another topic. But the issue is, in this particular center, I guess I should set up a meeting with Cecil House and with DFTA to get this resolved; is that what I should do?

RAYMOND RIBEIRO: Council Member Brewer, I just... just to your point about prioritizing this project because of the state that it's in, Capital Projects has worked with Mrs. Lopez' staff to prioritize all of the project that are identified in City cap funds that are subject to this issue that are at OMB waiting for a CP and this being the issue. So this project, as well as the handful of others that are in the same boat, are being addressed first.

COUNCIL MEMBER BREWER: I don't know what that means; what's the timeframe on that; this has been, I mean 7, 8 years so far.

CHAIRPERSON MENDEZ: Can...

[background comments]

COUNCIL MEMBER BREWER: I know, for me too. [background comment, crosstalk] I know, what I'm saying is I... I'm just saying is; what do we need -- prioritize -- does that mean that I need to... I keep asking my question; I'm good at setting up meetings; should I set up a meeting with Cecil House, DFTA and whomever from NYCHA, like tomorrow, 'cause we don't know if DFTA's gonna be at this meeting this afternoon.

RAYMOND RIBEIRO: I just wanna be... alright, you... you... I just wanna be clear, you... [interpose]

COUNCIL MEMBER BREWER: I don't usually get upset, but this is ridiculous... [interpose]

RAYMOND RIBEIRO: You...

COUNCIL MEMBER BREWER: in this particular situation.

RAYMOND RIBEIRO: I... I just wanna go on the record; you keep referring to this has been years and I don't know that it's been years...

COUNCIL MEMBER BREWER: 2008.

RAYMOND RIBEIRO: 2008 was the first allocation...

COUNCIL MEMBER BREWER: Right.

RAYMOND RIBEIRO: of money; there was an additional allocation of \$384,000 in 2013, which made this... which... [interpose]

COUNCIL MEMBER BREWER: Yes; you know why? Hold on. Hold on. It's 'cause it took so long to get the project off the ground; I'm just saying.

RAYMOND RIBEIRO: There's no way that a project in five years would double in cost, so the issue here seems to be that it was insufficiently funded; when we ultimately did get the sufficient funding we now have come across the other issue that I described in my testimony, which is community centers. [crosstalk]

COUNCIL MEMBER BREWER: We have to... we have to have a further offline... [interpose]

CHAIRPERSON MENDEZ: And...

COUNCIL MEMBER BREWER: discussion about why it didn't happen in the first time; I have a different story... [interpose]

CHAIRPERSON MENDEZ: Can I get an agreement that whoever is the appropriate person at

1
2 NYCHA, Miss Lopez, will meet with [background
3 comment] Council Member Brewer and whoever she wants
4 to bring so that we can resolve the lease issue and
5 Council Member Brewer, they... [interpose]

6 MARGARITA LOPEZ: We have no problem in
7 doing that... [interpose]

8 CHAIRPERSON MENDEZ: Okay.

9 MARGARITA LOPEZ: and the issue got
10 resolved immediately when we signed a lease with an
11 agreement to pay the utilities; [background comment]
12 that's what the issue got resolved. If the utilities
13 are not paid, then it's a problem to open the place
14 and create a lease. [interpose]

15 COUNCIL MEMBER BREWER: I think they've
16 been asked to be paying... I'm just saying; my
17 understanding, they've been asked to pay rent and
18 utilities, two separate... [crosstalk]

19 MARGARITA LOPEZ: No. No... [crosstalk]

20 COUNCIL MEMBER BREWER: No, no; tell me.

21 CHAIRPERSON MENDEZ: That's not what
22 she's saying, so they're misunderstanding what...
23 [crosstalk]

24 MARGARITA LOPEZ: I'm going to repeat
25 this again... [crosstalk]

1 COMMITTEE ON PUBLIC HOUSING 61

2 COUNCIL MEMBER BREWER: But I want...

3 MARGARITA LOPEZ: what we're calling
4 rent... what we're calling rent is that... [interpose]

5 COUNCIL MEMBER BREWER: Okay, we have to
6 have...

7 MARGARITA LOPEZ: because in many places
8 we don't have meters... [interpose]

9 COUNCIL MEMBER BREWER: We have to have...

10 MARGARITA LOPEZ: and this is the way
11 that can be put together.

12 COUNCIL MEMBER BREWER: 'Kay, we have to
13 have Project FIND at the meeting, obviously, they run
14 the center, and then they could have a discussion
15 with NYCHA and DFTA, everybody in the room to get
16 this lease situation straightened out.

17 MARGARITA LOPEZ: I'd be willing to meet
18 today, tomorrow... [interpose]

19 COUNCIL MEMBER BREWER: Me too,...
20 [crosstalk]

21 MARGARITA LOPEZ: Tomorrow in the
22 morning; in the afternoon, anytime to talk about it;
23 this is not an issue that is a complicated one, it's
24 about simply, the utilities need to be paid; NYCHA
25 doesn't have the money; somebody has to pay for it.

1 COMMITTEE ON PUBLIC HOUSING 62

2 COUNCIL MEMBER BREWER: We have to have a
3 discussion. Go ahead.

4 CHAIRPERSON MENDEZ: Okay, we now move on
5 to security in Council District 6, Council Member
6 Brewer's district, De Hostos Apartments. We have
7 money prior to 2008, \$108,000, plus \$75,000 for CCTVs
8 in one building. The design has been approved and
9 construct... the... okay, hold it... it's just been... it's
10 gone through the approval process, construction will
11 start in April. We are waiting something... NYCHA
12 awaits direction from the councilmember in order to
13 submit project for OMB approval.

14 RAYMOND RIBEIRO: So...

15 CHAIRPERSON MENDEZ: Council Member.

16 RAYMOND RIBEIRO: So last year...

17 [interpose]

18 COUNCIL MEMBER BREWER: What...

19 [background comment]

20 RAYMOND RIBEIRO: You... So you don't want
21 my ne... Okay.

22 CHAIRPERSON MENDEZ: Go ahead, sir.

23 RAYMOND RIBEIRO: You want me to?

24 CHAIRPERSON MENDEZ: Yes, Mr. Ribeiro.

25 [crosstalk]

1
2 RAYMOND RIBEIRO: So... so last year, when
3 we committed to completing all of the CCTV work at
4 the 85 developments, we engaged in that process that
5 I've described before; this is the one development of
6 those 85 where we could not get the tenant leadership
7 to sign off and agree with our plan for moving
8 forward. I believe the additional allocations that
9 have been made will go a long way toward satisfying
10 the concerns that the resident had expressed and
11 should allow us to get their signature and proceed
12 with construction of all of the outstanding funding
13 at that development.

14 COUNCIL MEMBER BREWER: I have a very
15 articulate group of leaders; they have a mind of
16 their own. There's one, two, three, four, five... at
17 least six of them, all working together on layered
18 access and they prefer to use, as we know, Urban
19 Technologies and Stewart Reid and so on. And... I mean
20 I will meet with them again; NYCHA has kindly met
21 with them; they would prefer to have a more robust
22 system than what NYCHA is offering and that's where
23 we're at. So I guess Urban Technologies, as I
24 understand it, has done Saint Mary's, but no other
25 development; is that correct? Who... [interpose]

RAYMOND RIBEIRO: I'm not... I'm not aware of any work that Urban Technologies has done.
[interpose]

COUNCIL MEMBER BREWER: They wanna do it like the Bronx, they wanna have a MBEWBE company called Urban Technologies, which is... [interpose]

CHAIRPERSON MENDEZ: Manhattan wants to do it like the Bronx; [interpose]

COUNCIL MEMBER BREWER: Yeah.

CHAIRPERSON MENDEZ: that's the first time I hear that one. [crosstalk]

COUNCIL MEMBER BREWER: They wanna do it like in Council Member Arroyo's district. That's what they want.

RAYMOND RIBEIRO: So... so there are two issues -- a. we can't pick a vendor for one; that has to be competitively procured and bid with the public letting; 2. NYCHA has specific standards when it comes to safety and security as a result of our Safety and Security Task Force; there are certain specific standards and technology that we have rolled out agency-wide [background comment] and we cannot deviate from those standards on a one-off basis.
[interpose]

COUNCIL MEMBER BREWER: Now what about the... I know the other issue is to have free wi-fi on the grounds, Senator Perkins has done that at 120 West 94th Street; are you doing that anywhere?

RAYMOND RIBEIRO: The free wi-fi, as part of City cap allocations -- there are no allocations for that, no.

COUNCIL MEMBER BREWER: Well there are from the State, but not from the City. The State is doing that -- we're doing that in all of our developments, free wi-fi on the ground with a State allocation, just so you know. [crosstalk]

RAYMOND RIBEIRO: Yeah, there... there are... my point was; there are no City cap allocations for that kinda work, no.

COUNCIL MEMBER BREWER: Alright. But is anybody thinking about that; that's also what my residents want?

CHAIRPERSON MENDEZ: It would need to be allocated and submitted in new year's budget...

RAYMOND RIBEIRO: There... there... right.

[background comment]

CHAIRPERSON MENDEZ: and the Housing Authority could... [interpose]

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COUNCIL MEMBER BREWER: Go ahead.

RAYMOND RIBEIRO: But there are no...

CHAIRPERSON MENDEZ: The Housing Authority could give you what will be the estimated cost and whatever Council Member wants to fund it could fund it with City cap funding; is that...
[crosstalk]

COUNCIL MEMBER BREWER: Okay, just so you know...

CHAIRPERSON MENDEZ: that's the question; we could fund it...

COUNCIL MEMBER BREWER: my extra money.

CHAIRPERSON MENDEZ: you could tell us what it costs and then we can try to get it approved in next year's budget... [interpose]

RAYMOND RIBEIRO: It does...

CHAIRPERSON MENDEZ: or is this something that would not pass muster under City capital funding?

RAYMOND RIBEIRO: It would have to be looked at in a lot more detail, but it does sound like something that would be capitally eligible.

CHAIRPERSON MENDEZ: Okay. Thank you.

COUNCIL MEMBER BREWER: So we will work with the residents; I know we were able to reallocate; my staff was brilliant in finding a way to reallocate money; do we have anymore extra money in our account?

CHAIRPERSON MENDEZ: You have a couple more projects here, Council Member Brewer.

RAYMOND RIBEIRO: I believe in the last meeting I had with your staff, there was a few thousand dollars that was proposed to be repurposed to De Hostos for specifically CCTV.

COUNCIL MEMBER BREWER: Right.
[background comments]

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: That hasn't been repurposed yet, but I believe that... [interpose]

COUNCIL MEMBER BREWER: We're working on it is my understanding.

RAYMOND RIBEIRO: depending on how we make out with the meetings with the residents...

COUNCIL MEMBER BREWER: Okay.

RAYMOND RIBEIRO: on the next wave, it may be.

CHAIRPERSON MENDEZ: Okay. We have \$135,000 FY 2013, Project ID No. HAM13WE84, 154 West 84th Street Dome [background comment] and resident engagement meeting has happened... [interpose]

COUNCIL MEMBER BREWER: That's layered access still. Yeah.

CHAIRPERSON MENDEZ: construction is planned to be completed by the end of 2014. Any questions on that, Council Member Brewer?

COUNCIL MEMBER BREWER: No, no, it's same project.

CHAIRPERSON MENDEZ: Okay. Harborview Terrace... [interpose]

COUNCIL MEMBER BREWER: That's been...

CHAIRPERSON MENDEZ: HAM14HRSE for a total of \$412,000, Fiscal Year 2013 and \$212,000 of that was just a few months ago; you said work has been completed.

COUNCIL MEMBER BREWER: Yeah, done -- far as my understanding.

CHAIRPERSON MENDEZ: Well the \$200,000 apparently has been completed; the \$212,000; was that able to be jocked into this project or is that still

to be completed, 'cause I see some construction to be completed by 2014?

RAYMOND RIBEIRO: I have... I have \$412,000 of 2014 allocation that will be applied to the current job contract and completed approximately, yes. [interpose]

CHAIRPERSON MENDEZ: I have \$200,000 for 2013 and \$212,000 for 2014, for a total of \$412,000.

RAYMOND RIBEIRO: I'm sorry; what was the first part, the... how much in 2013?

CHAIRPERSON MENDEZ: \$200,000 and \$212,000 just a few months ago for a grand total of \$412,000... [crosstalk]

RAYMOND RIBEIRO: Right, so all of that... all of...

CHAIRPERSON MENDEZ: so we have the same bottom line number.

RAYMOND RIBEIRO: Yes. Yes. So all of that is... 13 and 14 funding is being handled in the same way.

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: Yeah.

[background comment]

1 COMMITTEE ON PUBLIC HOUSING 70

2 RAYMOND RIBEIRO: With the same... with the
3 same timeline associated.

4 COUNCIL MEMBER BREWER: We...

5 CHAIRPERSON MENDEZ: HAM14WSUA, WSUR
6 (Site A) 120 West 94th Street, \$100,000 in FY 2013,
7 \$108,000 in FY 2014; again, that was just a few
8 months ago...

9 COUNCIL MEMBER BREWER: These are all for
10 part of that same issue of the cameras, etc., so
11 we're working on a joint meeting of all the leaders.

12 CHAIRPERSON MENDEZ: Okay. It says
13 resident engagement meetings have started...
14 [crosstalk]

15 RAYMOND RIBEIRO: Correct, that's a new...
16 that's a new allocation; it'll be handled...
17 [crosstalk]

18 CHAIRPERSON MENDEZ: Yes.

19 RAYMOND RIBEIRO: like all the others.

20 CHAIRPERSON MENDEZ: Same thing with Site
21 B [background comment]... [interpose]

22 RAYMOND RIBEIRO: Correct.

23 CHAIRPERSON MENDEZ: another \$208,000;
24 \$100,000 in 2013 and \$108,000 in 2014; same thing
25 with Site C; again, the same amount of monies

[background comment] in each Fiscal Year. And that's it for you, Council Member Brewer.

COUNCIL MEMBER BREWER: Thank you very much and I look forward to this meeting to get Project FIND settled. Thank you.

MARGARITA LOPEZ: You may have an answer this afternoon, after that meeting at 4:00.

[interpose]

COUNCIL MEMBER BREWER: If DFTA shows up, but we'll check. Thank you.

CHAIRPERSON MENDEZ: Okay. I'm gonna try to quickly go through non-security. We did District 1; we are now moving to District 2, which will be me. We have \$942,000 for kitchen and bath renovations, Project No. 7734, that I've allocated to the Good Companion Senior Center at Vladeck Houses.

[background comment] 7739. A lot'a numbers today. Sorry... [interpose]

RAYMOND RIBEIRO: The... Yeah. The design there is complete and we're preparing the submittal to go to OMB; that is potentially subject to the same issue; however, there is a meeting going on as we speak to try and resolve that. [crosstalk]

CHAIRPERSON MENDEZ: We... we... we had a meeting recently; in terms of the HVAC system that was installed, was too loud and hearing individuals had a lot'a problem, particularly the seniors and so we had to try to think of the alternative method; we had a meeting last month was it, November? Yes... where we can to an agreement of what system would be installed and that should move forward for the HVAC; we're also getting...

RAYMOND RIBEIRO: The...

CHAIRPERSON MENDEZ: kitchen equipment and the renovation of ADA-compliant restrooms, the replacement of two exterior doors...

RAYMOND RIBEIRO: So the HVAC work that we spoke about is scheduled to begin construction in January, with a scheduled completion date before the cooling season begins, so that the HVAC will be fully operational... [interpose]

CHAIRPERSON MENDEZ: By the summer?

RAYMOND RIBEIRO: but before... yes.

[interpose]

CHAIRPERSON MENDEZ: So we can... okay, great.

RAYMOND RIBEIRO: So...

CHAIRPERSON MENDEZ: Last summer we were designated as a cooling center, so I'd love to have it up and running as a designated center again. Thank you.

RAYMOND RIBEIRO: Understood. And then on the kitchen and bath renovations, as I said, that design is complete and being submitted to OMB.

CHAIRPERSON MENDEZ: And I have ramps going there, which I don't know where it is; is that... to make an ADA-compliant ramp; the ramp there right now is not ADA-compliant.

RAYMOND RIBEIRO: That's correct; that project went out to bid at the end of November... [interpose]

CHAIRPERSON MENDEZ: Excellent.

RAYMOND RIBEIRO: we're currently evaluating those bids; the bids did come in high, [background comment] but we're evaluating whether that work can be done under a different contract so that it doesn't get pushed off.

CHAIRPERSON MENDEZ: Thank you. This has been... as we put in some money to take care of the HVAC system, there were other issues that came along, along with a senior dinner program, so it took

1
2 several fiscal years, we've put in extra funding so
3 that we can have a really great center for our
4 seniors, and while it's taken a while, the resident
5 association has been very actively involved; I think
6 this is a better design than what we started out with
7 before and everyone's on the same page and I... you
8 know, while it's taken a while, I think the residents
9 have been very patient and they know that they caused
10 part of the delay as we did some of the research, so
11 I just wanna thank NYCHA for your patience as we move
12 forward with this and this is gonna be, I think, one
13 of these state-of-the-art senior centers.

14 RAYMOND RIBEIRO: Thank you.

15 CHAIRPERSON MENDEZ: Yes.

16 MARGARITA LOPEZ: Council Member, I just
17 want to call attention to both of you that moving
18 forward, everybody needs to be mindful that NYCHA
19 cannot continue to operate spaces that are for the
20 purpose of social interaction for different purposes,
21 right -- social services and things like that. We
22 cannot continue to operate these spaces unless the
23 utilities and the maintenance and repair are covered.
24 Some of our community centers are occupied and the
25 people who have been occupying have been paying rent

1 all along, like Grand Street Settlement, who have
2 been incredible. But some of them, people have
3 developed this idea that NYCHA has to provide these
4 spaces no matter what and we can't do it no more.
5 Then moving forward, when we're looking at these
6 issues of capital dollars improvement, there has to
7 be an understanding that from the size of senior
8 centers provision of services, there has to be a
9 resolution to this problem for the purpose of paying
10 for these costs.

12 CHAIRPERSON MENDEZ: This is Henry Street
13 Settlement; are we okay; are they paying their fair
14 share here?

15 MARGARITA LOPEZ: They are more than.

16 CHAIRPERSON MENDEZ: Okay. So what...
17 [background comment] what I would like for the
18 purposes of this Committee... I'm used to calling you
19 Commissioner Lopez... [laugh] the grand almighty Lopez...
20 if you could give me the names of the centers, who
21 the provider is, who the Council Member is; I and the
22 staff will follow up with them, because at the end of
23 the day, I understand that when... and while we need
24 services for our residents, I understand that the
25 Housing Authority has been short-changed over \$1

1 billion in funding and you are still waiting for
2 multi-billions of dollars for your Sandy, so if you
3 take the money and you're paying electricity, you
4 cannot get to the repairs that we are so urgently
5 requesting for our residents.

6
7 MARGARITA LOPEZ: Then I would be more
8 than glad and I welcome your support; I know that
9 Council Member Arroyo's is in the same place, but
10 this is something that all of you can help us to
11 change the mindset that we have this money that we
12 don't have and that this idea has to change from the
13 minds of people, particularly from the CBOs who
14 understand that NYCHA has to provide space totally
15 for free and finance the expenditure that create
16 bringing those units in, and we cannot do it no more,
17 it's just impossible for us.

18 CHAIRPERSON MENDEZ: Okay. I will work
19 on that with you, irrespective of what I am chairing
20 next week, I mean next month, next legislative
21 session; I think this is very important and we need
22 to raise the consciousness of the CBOs that you can't
23 straddle that burden as well.

24 [background comments]
25

CHAIRPERSON MENDEZ: Good. Thank you.

The next Project, 6414 in Gompers Houses is Grand Street Settlement. I allocated \$250,000 in 2009 and Borough President Stringer allocated \$250,000. We are very clear that this money is not enough for the restoration of the gym floor and HVAC system. What we wanted to do, in consulting with the Executive Director there, Margarita Rosa, is to at least try to use this \$500,000 to do the design and get that going. The Executive Director is interested in changing the entrance of the building, which is now in midblock, and put it along Pitt Street; this would require relocating a NYCHA playground for the Gompers residents and I said that the Housing Authority would have to agree to it. It would make sense to me if we can get that entrance on the side, there have been issues in the past, later at night, 'cause they have programs all day long, youth and senior programs, and at nighttime sometimes there have been issues where individuals have been mugged, so an entrance on Pitt Street would actually bring more life to that street -- I know you're very familiar with the site; you represent this district. Is that something that is possible?

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2 MARGARITA LOPEZ: I... separate and apart
3 from representing the district, I have been there to
4 deal with that issue as a member of the Board of
5 NYCHA, in my prior function, and in my prior
6 function, I believe that that issue should be
7 resolved; then in my function now, that I am in
8 charge of these community center's directly now, more
9 than ever I am in agreement with that. Everything
10 will depend... if Ray will have any problem based on
11 the structure [background comment] or anything else
12 that would impair the process. [background comment]
13 But I believe that Grand Street Settlement is right
14 in what they're asking and I don't see a problem in
15 relocating that playground, particularly in the
16 amount of land that we own in the other side behind
17 it; there's another possibility in there; then I
18 don't see why this issue cannot be resolved..
19 [interpose]

20 CHAIRPERSON MENDEZ: Okay.

21 MARGARITA LOPEZ: it's a simple issue,
22 that one, particularly with the good work that they
23 do over the years and you know, I have to say, Grand
24 Street Settlement distinguished themselves from being
25 one of the settlement houses that have not had ever a

problem to pay rent to NYCHA; [background comment]
then it's a great settlement house.

CHAIRPERSON MENDEZ: Thank you.

RAYMOND RIBEIRO: Council Member, to your
point about proceeding with the design... [interpose]

CHAIRPERSON MENDEZ: Yes.

RAYMOND RIBEIRO: based on the
preliminary scope that was identified, it does appear
that the allocations that have been made would be
sufficient to fund a review of the basic concept
that's being proposed and then ultimately the
detailed design that would be required if something
like that were to go out to bid. Though I do
understand that Grand Street Settlement has retained
an architect to assist them in that... [interpose]

CHAIRPERSON MENDEZ: Correct.

RAYMOND RIBEIRO: so we could work with
that architect to try and push that along.
[crosstalk]

CHAIRPERSON MENDEZ: Excellent.
Excellent; it'd be great to use that money and we
have been clear that the delay has been on our part
because if we were gonna spend the money for the
design, we wanted to get the approval for the

2 alternate entrance so that these designs didn't have
3 to be redrawn later on, so.

4 RAYMOND RIBEIRO: Makes sense.

5 MARGARITA LOPEZ: I think that all of us
6 should commit ourselves [background comment] to do
7 this no later than the next three years that are
8 coming.

9 CHAIRPERSON MENDEZ: Great.

10 MARGARITA LOPEZ: I think it's doable; I
11 really don't think that this is a project that cannot
12 be completed in what is coming in the years that are
13 coming.

14 RAYMOND RIBEIRO: I would agree.

15 CHAIRPERSON MENDEZ: Thank you. Lillian
16 Wald Houses, electrical upgrade at the community
17 center that was once occupied by Losaida Inc., who is
18 no longer there. This is 2010 money; this says that
19 the closeout happened in 2013, this summer, but this...
20 Project No. 8269 -- however, I know that this work
21 has not been done; when the work was going to
22 commence, there was a different... the work couldn't be
23 done with the existing electrical system, so this
24 work will start... what's the actual construction
25 timeline then? [interpose]

RAYMOND RIBEIRO: So I think what's important for this particular project is to sit down and make sure that what we're proceeding with is exactly what is expected there. The reason that that project had the initial, I'll say action and then closing, was related to the original scope that was laid out. When we went to the site we found that actually some of that scope was done as part of a separate NYCHA project and therefore the rest of the project never really proceeded. But my advice would be to make sure that before we proceed with the balance that we sit down to make sure that it includes everything that is expected so that the space can function as designed.

CHAIRPERSON MENDEZ: So the CBO is no longer there; I understand that we do need electrical upgrades and they actually, when they left were in arrears and we understood that hopefully this capital money would compensate for their arrears; we need this capital project to go forward, 'cause whatever other CBO goes there in the future, we just need the electrical upgrade. I will trust that... you know, people may be using computers; we just need sufficient lighting, and you know, if \$100,000 is not

1
2 enough, then I'd like to... 'cause I want another CBO
3 to be there... it's a great space, it's a great
4 location and we need to get the upgrades done so that
5 you can rent it out.

6 RAYMOND RIBEIRO: Okay.

7 MARGARITA LOPEZ: Then I just want to
8 reassure you; we have been working with your office
9 to resolve these problems, but at the same time that
10 I indicate that NYCHA cannot continue to operate
11 places without the payments for those expenditures
12 that we have, it's also no good for NYCHA to have
13 these spaces empty... [interpose]

14 CHAIRPERSON MENDEZ: Correct.

15 MARGARITA LOPEZ: then we want them to be
16 occupied and we want to make sure that they are
17 occupied for the purpose that they were crated. The
18 impediments that we are confronting are the ones that
19 we need to resolve, but there's no doubt in my mind,
20 as person in charge of this unit now, that I am here
21 to work with all of you to find viable groups that
22 can take over these spaces and provide services.

23 CHAIRPERSON MENDEZ: Okay. Project No.
24 7188, Vladeck Houses; this is the access ramp we
25 talked about and it also is funding for exterior

1 security lighting. I wanna thank the Housing
2 Authority, I allocated this money in 2011; however,
3 immediately NYCHA put up the security cameras because
4 a lot of the seniors weren't coming out to the dinner
5 program 'cause it was... particularly in the
6 wintertime, late, so it's a cost that you put forward
7 and took care of immediately.

8
9 Here is several years' funding for
10 Lillian Wald Houses, Project No. 7799, 7181 and it is
11 for the installation of ADA ramps in several
12 buildings; the first funding is 2011, \$394,000. I
13 know we've scoped out, I think what you call Building
14 9, Mr. Ribeiro, which is 711 East 6th Street for its
15 ramp and I've allocated \$500,000 in 2012, \$450,000 in
16 2013 and \$350,000 in 2014; we have a total of seven
17 buildings that we do wanna get the ramps in; there
18 are steps between the front door and the elevator and
19 I know some of these buildings will be a little bit
20 more complicated to make them ADA-compliant and
21 you've agreed to come to a meeting to explain to the
22 tenants the delay because of the scoping process; I
23 understand some electrical lines and plumbing might
24 need to be moved to make the ADA ramp and the door.
25 Anything you wanna add to this, Mr. Ribeiro?

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RAYMOND RIBEIRO: No, you summarized that pretty well for me, I'll leave it at that.
[crosstalk]

CHAIRPERSON MENDEZ: Okay. We are now going into the Speaker's district. Fulton Houses, Project 5788. From 2008 to 2013 a total... I'm just summarizing instead of going this item by item... it turns out to be \$2.4 million for a community center renovation at Fulton Houses. There is a redesign of the space; this project was submitted to OMB and you're awaiting a Certificate to Proceed.
[interpose]

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Any problem with securing a lease or monies? [crosstalk]

RAYMOND RIBEIRO: Same issue.

CHAIRPERSON MENDEZ: What?

RAYMOND RIBEIRO: Same issue.
[crosstalk]

MARGARITA LOPEZ: Same issue.

CHAIRPERSON MENDEZ: It is a problem here?

RAYMOND RIBEIRO: Yeah. [crosstalk]

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MARGARITA LOPEZ: The issue is, you know, people have to make clear to themselves that rent has to be paid.

CHAIRPERSON MENDEZ: Okay. [laugh]
Okay... [interpose]

MARGARITA LOPEZ: Can I say this?
Nobody... nobody will ever question a landlord evicting a resident, a tenant that doesn't pay their rent, and here, in front of NYCHA is this idea that we have to tolerate the non-payment of rent and this is absurd... [crosstalk]

CHAIRPERSON MENDEZ: Okay.

MARGARITA LOPEZ: And I... I hope that the ideology is going to change in regard to this.

CHAIRPERSON MENDEZ: Council District 5 -
- I'm gonna ask my colleague -- I need to take a quick little break; if you could just go through this; this I tried to put where it was completed -- do we all wanna take a little break?

MARGARITA LOPEZ: I... [background comment]
I need to.

CHAIRPERSON MENDEZ: We're gonna take a little break right now; we'll recess in five minutes

and come [gavel] back and go through the rest of these items. Thank you.

[background comments, laughter]

[pause]

[gavel]

CHAIRPERSON MENDEZ: This hearing is back to order. Okay. Sergeant, are we good? Okay. So now in District 5 -- this is Council Mem... well, this is Council Member Garodnick, was Council District 4; because of redistricting it's Council District 5; this is Isaacs, exterior lighting and playground upgrade, and he informed me that work has been completed, Project No. 6429.

RAYMOND RIBEIRO: What was the project number? I'm sorry. [crosstalk]

CHAIRPERSON MENDEZ: Project No. 6429, \$250,000 in 2009 and that project has been completed.

RAYMOND RIBEIRO: Yep.

CHAIRPERSON MENDEZ: Again at Isaacs, 7545, an upgrade of the neighborhood center, youth and family service reception area. NYCHA met with the stakeholders to discuss the scope. Additional funding was received in 2014 for a total of \$340,000

and NYCHA will begin the design process, and that will be going to Council Member-elect Kallos.

RAYMOND RIBEIRO: So we... just to be clear, we will start the design process, assuming that after our meeting with the stakeholders the scope that's detailed by them is something that can be covered with the funding that's been allocated.

CHAIRPERSON MENDEZ: Just reach out to Council Member Garodnick's office; they allocated the funding...

RAYMOND RIBEIRO: Of course.

CHAIRPERSON MENDEZ: it in a few weeks will no longer be in his district, but he did allocate the funding. He informed me that Project 6120 at Isaacs, the replacement of the HVAC units was in fact completed. And that was... just shy of \$1 million to get that work done.

RAYMOND RIBEIRO: That's correct.

CHAIRPERSON MENDEZ: Holmes Towers also moving into District 5 from District 4; Council Member Garodnick allocated \$250,000 for exterior lighting; the scope has not been determined; you will have a meeting with the stakeholder -- this is a new project, it was just funded.

RAYMOND RIBEIRO: Is a new project,
correct.

CHAIRPERSON MENDEZ: Also newly funded,
\$149,000 at Isaacs for playground renovation. So you
will do the stakeholder meeting... [crosstalk]

RAYMOND RIBEIRO: Correct, a new
allocation.

CHAIRPERSON MENDEZ: also another \$39,000
to purchase a vehicle for the neighborhood center for
the Meals on Wheels program.

RAYMOND RIBEIRO: Correct, that's a new
allocation that we have to sit down and...

CHAIRPERSON MENDEZ: Jessica Lappin put
\$135,000 into her senior center -- well it will go
into her centers at Isaacs, the neighborhood center,
senior youth center floors... [crosstalk]

MARGARITA LOPEZ: Coun... Council Member...

CHAIRPERSON MENDEZ: senior center
kitchen -- is this...

MARGARITA LOPEZ: just a clarification --
Ray has no jurisdiction over the issue of the cars;
it will be Natalie Rivers.

CHAIRPERSON MENDEZ: Natalie Rivers.

MARGARITA LOPEZ: Yes and she will be more than glad to give you information in regard of any of those issues.

CHAIRPERSON MENDEZ: Okay. The neighborhood center, Council Member Lappin put in \$135,000 just a few months ago; this will be moving into her district, it was Council Member Garodnick's district; it's a new project. Will \$135,000 be okay; is this a NYCHA-run center or is it a CBO? [background comment] Is that Isaacs?

MARGARITA LOPEZ: Isaac is ours, but it is run by a CBO, because we don't run that center in there, the senior or the other center that is in there.

CHAIRPERSON MENDEZ: This is for an upgrade to the reception area. You don't need additional funding for this is my question.

MARGARITA LOPEZ: I am not going to speak out of turn here, but I believe that that particular center was totally renovated, I believe. I may be mistaken, okay? [crosstalk]

CHAIRPERSON MENDEZ: NYCHA... this...

MARGARITA LOPEZ: Then give me the space for the... [crosstalk]

2 CHAIRPERSON MENDEZ: Up... upgrade the
3 floors in the youth center and kitchen in the senior
4 center.

5 MARGARITA LOPEZ: Well, if that is the
6 kind of detail... can we get back to you on that...

7 CHAIRPERSON MENDEZ: Yes.

8 MARGARITA LOPEZ: to make sure that we're
9 answering correctly?

10 CHAIRPERSON MENDEZ: I don't have a
11 project schedule for this, so.

12 RAYMOND RIBEIRO: Yeah, that is a new
13 allocation, correct?

14 CHAIRPERSON MENDEZ: Yes.

15 RAYMOND RIBEIRO: Right. So it falls
16 into the same category... right, with all of these
17 allocations, the description of work that we get is
18 literally less than a line long, so it's important
19 for us... that doesn't mean a whole lot to us,
20 [background comment] so the first step in this is to
21 sit down with the stakeholders and figure out exactly
22 what's contemplated with that one line.

23 CHAIRPERSON MENDEZ: Okay. I have not
24 met with Council Member Melissa Mark-Viverito, but I
25 did speak to Robert Jackson; this is a project she

1 funded \$250,000, Project No. 7784 for playground
2 equipment in Douglass II. This will now be moving
3 into Council Member-elect Levine's district and that
4 was allocated last year, in 2013, so a meeting needs
5 to happen with the stakeholders to determine the
6 scope for the \$250,000. [interpose]

8 RAYMOND RIBEIRO: We've actually retained
9 a designer already to do that design and we are
10 waiting for the design CP to be approved by OMB so
11 that the designer can attend a meeting with the
12 residents there and get the exact details on what
13 they're looking for.

14 MARGARITA LOPEZ: Who is the new Council
15 Member that you mentioned elected there?

16 CHAIRPERSON MENDEZ: Council Member
17 Levine.

18 MARGARITA LOPEZ: Oh we met with him...

19 CHAIRPERSON MENDEZ: Okay.

20 MARGARITA LOPEZ: and we are very hard
21 trying to establish conversation with all of the new
22 ones that are coming, to update them...

23 CHAIRPERSON MENDEZ: Okay.
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MARGARITA LOPEZ: and all of the monies that remain were allocated because if these things change, you know the problems that this creates.

CHAIRPERSON MENDEZ: Yes. Thank you. Corsi Houses, Council Member Melissa Mark-Viverito, Project No. 3176, \$160,00 to replace a gym floor. Apparently there was a leak in the roof and you decided to fix the leak in the roof before fixing the floor -- makes sense.

MARGARITA LOPEZ: Yeah.

CHAIRPERSON MENDEZ: How do you think the Daily News will report that? [laughter] Okay, we don't know. Alright. So you will use a jock contractor to complete this work.

RAYMOND RIBEIRO: We actually met with Council Member Viverito on that... on all of her projects, actually and that project is being considered, or that funding is being considered for repurposing to another project.

CHAIRPERSON MENDEZ: Okay. She also allocated \$35,000, Project No. 7783, for the renovation of the laundry facility at Corsi Houses.

RAYMOND RIBEIRO: I'm sorry, for the... what was that for?

CHAIRPERSON MENDEZ: Renovation of the laundry facility.

RAYMOND RIBEIRO: That's correct. So all of that work is actually... was completed through a separate funding source and we are working with her office to repurpose those funds.

CHAIRPERSON MENDEZ: 'Kay. There was funding prior to 2008, \$366,000 in Council Member Melissa Mark-Viverito's district, White Houses, Project No. 7798, to upgrade a community center entrance and you're just awaiting a Certificate to Proceed.

RAYMOND RIBEIRO: Correct, that's another community center that falls into the same category that was described earlier.

CHAIRPERSON MENDEZ: Council Member Robert Jackson allocated in Drew-Hamilton for an upgrade to the learning center. So this called for procurement of computers for the learning center; this is not capital eligible and you are meeting with the stakeholders to determine an eligible scope. So I guess that money may be repurposed.

RAYMOND RIBEIRO: The money may be repurposed unless they can, you know, identify a

means of actually getting the computers as part of a larger capital improvement.

CHAIRPERSON MENDEZ: That development will be moving into Council Member Inez Dickens' district. Okay.

RAYMOND RIBEIRO: 'Kay.

CHAIRPERSON MENDEZ: In her district Robert Jackson also allocated, when it was in his district, \$65,000 for improvements to the playground area in Drew-Hamilton. It is insufficient funding, with \$65,000, so either you will need additional funding or the money will be repurposed, right? Is there a meeting with Council Member Jackson or Inez Dickens, this... [interpose]

RAYMOND RIBEIRO: I don't believe there's a meeting scheduled, but we would endeavor to do that.

CHAIRPERSON MENDEZ: Okay. Council Member Dickens, I don't know how, got \$8 million in FY 2013 to renovate all of the elevators in Rangel Houses. So that was 2013, design is being completed and design is being done with federal dollars and then the procurement process will commence.

RAYMOND RIBEIRO: So Council Member, that particular project, in terms of the overall classification of work, I would classify the intent of that initial allocation to be completed; that work that's identified on that project sheet is actually work that was originally contemplated under NYCHA's federal capital program and after the City Council made a \$10 million allocation in 2013 to go towards caretakers and the like, [background comment] the bookkeeping exercise that was necessary to allocate those funds towards the caretakers required the money to be shifted into a separate project. So the intent of the allocation was to bring on 176 caretakers to assist us with the maintenance work orders; that has been done, those funds have been exhausted, so what you see on the paper is simply a paper exercise in moving the money into a different project.

CHAIRPERSON MENDEZ: Okay. Project No. 8291 in Mill Brook Houses for a solar-powered greenhouse, \$300,000 -- that was just allocated, so we're just starting that process.

RAYMOND RIBEIRO: Correct, we met with Council Member Viverito already on that project and

we'll be meeting with the sponsors to talk about specific scope.

CHAIRPERSON MENDEZ: We go back here to the two barbecue sections -- you will be meeting with Council Member Arroyo for barbecue sections in Mill Brook houses. Andy King, Council Member Andy King, District 12, \$500,000 allocated in 2010 in Baychester Houses, Project No. 6861 for two rooftop HVAC units. Project was rejected by the Office of Management and Budget due to community center issue. Is that the lease issue?

RAYMOND RIBEIRO: That's correct.

CHAIRPERSON MENDEZ: Okay. So I will get this... Commissioner Lopez, I will get this from you as one of the problems -- I mean, I'm gonna get everything, every community center, senior or youth center or whatever kind of center it is if there's a lease or contract dispute and if there's funding in it and what we need to resolve to get the funding moving.

RAYMOND RIBEIRO: That particular issue may be a little bit more complicated, because I believe there are issues with the sponsor.

CHAIRPERSON MENDEZ: Okay. Alright, we will inform Council Member King. Council Member King, \$350,000 FY 2011 in Edenwald Houses, Project No. 7156. Resurface basketball courts and fiberglass backboards. Design scheduled to be completed in October 2013 and procurement will commence.

RAYMOND RIBEIRO: That is accurate.

CHAIRPERSON MENDEZ: Council Member King, \$150,000 FY 2011, provide two Access-a-Ride vans for the senior center. That would go to Natalie Rivers and we can... NYCHA department has to purchase the vehicles; we will also let Council Member King know about that.

MARGARITA LOPEZ: If you allow me, I will get back to you on all of the ones that deal with vehicle purchases, if that's fine with you.

CHAIRPERSON MENDEZ: Okay.

MARGARITA LOPEZ: Okay.

CHAIRPERSON MENDEZ: Here we have a problem, \$400,000 allocated by Council Member King, I guess his predecessor, I don't know he was here then... Council Member Seabrook, in FY 2011 in Eastchester Gardens. This was for technology upgrade at the senior center, OMB recommended that the sponsor,

RAIN, redirect the request to the needs of the space instead of being used for technology. So the original technology project no longer exists and the elected official may need to repurpose that funding or to provide additional funding for capital work. Do you have a meeting scheduled with Council Member King?

RAYMOND RIBEIRO: We have... [interpose]

CHAIRPERSON MENDEZ: Had the conversation? Can someone say that on the record? [crosstalk]

RAYMOND RIBEIRO: It... it... it's un... it's an unresolved issue, but we have had conversations with the Council Member on it.

CHAIRPERSON MENDEZ: Okay. Bronx Secor, Council Member King, FY 2011, \$300,000 for auditorium upgrade, computers, smartboards and communication system. DFTA is requesting a reclassification of the work through OMB. So you discussed that with Council Member King?

RAYMOND RIBEIRO: Same... same issue... [interpose]

CHAIRPERSON MENDEZ: Same issue.

RAYMOND RIBEIRO: same... same resolution
as Boston Secor.

CHAIRPERSON MENDEZ: Okay. \$150,000, FY
2011, Council Member King's district, Baychester,
technology upgrades at senior center. The program
sponsors have made several changes to the actual
hardware that required the IT unit to make changes.
The SEQRA memo will be completed shortly. What does
that mean, the SEQRA memo will be completed shortly?

RAYMOND RIBEIRO: Whenever you change...
environmental reviews have to be done on all of these
projects, so if you change the scope, then you need
to change the environmental review to make sure it's
done.

CHAIRPERSON MENDEZ: Okay. This is
Council Member Vacca -- I did not get a chance to
meet with him -- Project No. 5469 in Throggs Neck,
exterior lighting upgrade at walkway and parking
lots. It is \$60,000 in 2009 and \$118,000 in 2013;
the award of the construction contract was approved
and is now being registered with the Comptroller. So
I'm assuming that was one that did not have
sufficient funds and you got the additional funds in
2013.

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RAYMOND RIBEIRO: So this is actually a project that I kinda described a little in the testimony, where there was money to make minor repairs to the lighting; NYCHA also had a proposed project to do lighting upgrades; we were able to leverage the City Council money and the federal dollars to actually do a full, complete replacement of all of the lighting with LED lighting and improving the entire development. So this was the example that I was referring to in the testimony. That project has actually went out to bid and it's been awarded and is starting construction.

CHAIRPERSON MENDEZ: Okay. Council Member Joel Rivera -- I met with him earlier -- money allocated in FY 2013, Project No. 6121, Bryant Avenue - East 174th Street. He told me he has met with Council Member-elect Ritchie Torres. NYCHA requires direction on purpose and location of funding. It is stated that the allocated address is not within NYCHA's portfolio, so it's for senior housing at 1705 Bryant Avenue.

RAYMOND RIBEIRO: That's correct.

2 CHAIRPERSON MENDEZ: So you will follow
3 up with either Council Member Joel Rivera or Council
4 Member-elect Ritchie Torres?

5 RAYMOND RIBEIRO: Yes.

6 CHAIRPERSON MENDEZ: Okay. \$213,000.

7 RAYMOND RIBEIRO: Correct.

8 CHAIRPERSON MENDEZ: Okay. Renovation of
9 Davidson Senior Center -- that's Council Member
10 Arroyo; we went through her allocations earlier.
11 We'll move to Council District 18, Annabel Palma.
12 Project No. 6867 at Sack Wern, installation of play
13 equipment and refurbishment of basketball court.
14 \$300,000 in FY 2010, \$50,000 in FY 2011. The project
15 is currently in construction and you're waiting for
16 the play equipment delivery. Work should be
17 completed by the end of December. Is that on track?

18 RAYMOND RIBEIRO: The construction at
19 Sack Wern is actually completed.

20 CHAIRPERSON MENDEZ: It's been completed.

21 RAYMOND RIBEIRO: Remember, these updates
22 were as of September 30th, so.

23 CHAIRPERSON MENDEZ: Right. When you
24 provided the timely report, so...

25 RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: more work has been done since then. Council Member Annabel Palma, \$40,000, FY 2011, Project No. 7149, a senior center upgrade. We're awaiting a SEQRA memo on this project as well, after changes by the program sponsor. Council Member Annabel Palma, Project No. 7772, Bronx River Houses, playground renovation. Office of Design issued an RFP with an external consultant, design can be expedited as soon as NYCHA gets a Certificate to Proceed; it's \$350,000 total.

RAYMOND RIBEIRO: Correct, we're still waiting for our CP, the design CP.

CHAIRPERSON MENDEZ: This is one of the... where your numbers, your dates are off, you say the start date is 12-15-2013 and the end date is 4-15-2013; I'm assuming the rest of those should be...

RAYMOND RIBEIRO: You are correct.

CHAIRPERSON MENDEZ: 2014 and the 2014 should be 2015.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Annabel Palma, Project No. 7141, Castle Hill. Renovation of baseball field, basketball court and play area. FY

2 2011, \$453,000 and just a few months ago \$897,000
3 additional in funding... [interpose]

4 MARGARITA LOPEZ: Can you repeat the name
5 of the development that you just said?

6 CHAIRPERSON MENDEZ: Castle Hill.

7 MARGARITA LOPEZ: Castle.

8 RAYMOND RIBEIRO: Thank you. I got it.

9 CHAIRPERSON MENDEZ: So it's... [background
10 comment] you're just waiting for a Certificate to
11 Proceed. Are you gonna be able to fold in this
12 \$897,000 immediately with the \$453,000 or is that
13 gonna have to go through a separate...

14 RAYMOND RIBEIRO: No, we will be able to
15 do... again, we're waiting for a design CP, [background
16 comment] so the CP that we hopefully will get will
17 allow us to commence with the design and then we can
18 do the full CP for construction based on the total
19 amount. We... and just for the record, we also have
20 met with Council Member Palma to go over a number of
21 these projects in the last few weeks.

22 CHAIRPERSON MENDEZ: Okay. Excellent.
23 Annabel Palma, Project No. 7142, Clason Point
24 Gardens, upgrade of play area for... well it was
25 \$50,000 back in 2011 -- I don't think that was enough

2 to do anything -- there was an additional \$350,000
3 now just in FY 2014. It says the project was held up
4 because it needed additional funding; now the funding
5 has been secured and you're waiting for a Certificate
6 to Proceed. Again here, we have the start date 12-
7 16-2013 and ending 4-15-2013, so that should be
8 changed to 2014 and any 2014 will be changed to 2015?

9 RAYMOND RIBEIRO: Correct.

10 CHAIRPERSON MENDEZ: Annabel Palma,
11 Project No. 7148 at Monroe Houses for playground and
12 outdoor area with shower facility. Project was on
13 hold because it needed additional funding, \$150,000
14 was issued in 2011 and now in 2014 \$125,000 was added
15 and the design will commence -- currently 25 percent
16 complete with the design or is that completed at this
17 point? I don't have a project schedule with this
18 particular project.

19 RAYMOND RIBEIRO: Yeah, I think because
20 the new allocation just came in we haven't... we can
21 provide you detailed schedule for that; you know, the
22 design is underway, [background comment] so we should
23 be able to pretty clearly identify how much longer we
24 need on the design and construction; I would say it
25 would go into construction in 2014.

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CHAIRPERSON MENDEZ: Project No. 7546, renovation of play area and central plaza, Annabel Palma, at Soundview Houses. This project is complete with the exception of plant material, which will be installed in November and completion expected at the end of November. Has that been completed at this point?

RAYMOND RIBEIRO: Yes, that has been completed.

CHAIRPERSON MENDEZ: And you've met with the Councilman regarding this project?

RAYMOND RIBEIRO: Regarding the completed project?

CHAIRPERSON MENDEZ: All of the projects, right, so you discussed this one at that...

RAYMOND RIBEIRO: Yes, actually there was a formal ribbon cutting at the Soundview Phase I project recently.

CHAIRPERSON MENDEZ: Okay. Council Member Annabel Palma, Project No. 7773, resurfacing the parking lot at Sack Wern, \$250,000, you're waiting for a Certificate for Proceed. Annabel Palma, Project No. 7769, \$764,000 in FY 2013 for a

Phase II playground renovation at Soundview Houses.

A Letter of Award was issued in October... [interpose]

RAYMOND RIBEIRO: That's correct.

CHAIRPERSON MENDEZ: and you're waiting for the Office of the Comptroller for... was this registered since...

RAYMOND RIBEIRO: Yes it was. So we have formally started construction.

CHAIRPERSON MENDEZ: Now we're moving into Queens. Peter Vallone, Council District 22, Project No. 1676 at Astoria Houses for community center and senior center upgrade. The project was rejected by OMB due to the community center issue, which is the one you described earlier. Have you met with Council Member Vallone; are we gonna have to repurpose the money?

RAYMOND RIBEIRO: I believe we're trying to work through the issues with OMB so that we can resubmit.

CHAIRPERSON MENDEZ: This is Council Member-elect Constantinides, I guess. So you have met... there's pre-2008 money here... a little over half a million and then FY 2011, \$150,000.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Okay. Okay,
\$300,000, FY 2013, Astoria Houses, ERDA, which is the
East River Development Association, right?

RAYMOND RIBEIRO: Yep.

CHAIRPERSON MENDEZ: Initial outfitting.
You need to meet with the project stakeholders to
determine the scope, Project No. 7791. Will you be
able to move forward with that initial outfitting?

RAYMOND RIBEIRO: I believe that would be
subject to the same issues that we've been having
with OMB, but again, we would handle it in the same
way. [interpose]

CHAIRPERSON MENDEZ: Okay. Okay, this is
Project No. 7201, Council Member Jimmy Van Bramer,
this was money allocated by Council Member Gioia when
he was here. \$1.025 million at Queensbridge South
for office support facility upgrade, workforce
development. Project was submitted to OMB, rejected
soon after due to community center issue. Okay.

RAYMOND RIBEIRO: Yep, same... [crosstalk]

CHAIRPERSON MENDEZ: Have you met with
Council Member Jimmy Van Bramer on this issue?

2 RAYMOND RIBEIRO: I don't know that we've
3 discussed this specifically, but we are working with
4 OMB, actually trying to resolve the issue.

5 CHAIRPERSON MENDEZ: Okay.

6 [background comment]

7 CHAIRPERSON MENDEZ: Council Member Van
8 Bramer, Project No. 7203, Queensbridge North.
9 Community center upgrade HVAC of Jacob Riis Center.
10 Council Member Van Bramer has agreed to add
11 additional funding. So you have \$135,000 in 2011,
12 \$165,000 in 2013. How much more additional funding
13 do you need; is it like a million, \$1.025?

14 RAYMOND RIBEIRO: I...

15 CHAIRPERSON MENDEZ: 'Cause that can be
16 transferred from Queensbridge South to... [interpose]

17 RAYMOND RIBEIRO: I don't know the exact
18 balance; I can get you that, [background comment] but
19 the funding that is there is sufficient for us to
20 proceed with the design and submit a design CP...
21 [interpose]

22 CHAIRPERSON MENDEZ: Okay.

23 RAYMOND RIBEIRO: so that we can work
24 with the Council Member on getting the balance of the
25 funding.

CHAIRPERSON MENDEZ: Okay. Council Member Van Bramer, Ravenswood Houses, Project No. 7789, lighting upgrade. He gave half a million in FY 2013 and he gave half a million just a few months ago. You have done the procurement process. Design kickoff meeting is scheduled for October 2013; that happened?

RAYMOND RIBEIRO: Yeah, that project is well underway in terms of design; that is also another project that I described in the testimony where we combined City Council allocations with federal allocations for work that we both identified as a need so that we could push that project forward.

CHAIRPERSON MENDEZ: Ruben Wills, South Jamaica II, Project No. 7569, upgrade to basketball courts. Physical construction is completed and you're in the process of closing out the project. Has that been closed out or you're...

RAYMOND RIBEIRO: The closeout is not formally done, but again, all of the work is complete there, there was a ribbon cutting and we're just closing out the files on it.

CHAIRPERSON MENDEZ: Okay. Council Member Donovan Richards -- he just allocated this

1 money now in 2014, \$200,000, Carleton. Scope of
2 project needs to be determined for a community center
3 upgrade. Was this one of the impacted Sandy centers
4 in the Rockaways or no?

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6 RAYMOND RIBEIRO: So... yes, it was; we met
7 with the Council Member last week, I guess, and
8 discussed with him trying to leverage this City
9 Council funding with any funding that we may get from
10 insurance and/or FEMA to progress with this project.

11 CHAIRPERSON MENDEZ: Alright. We're
12 moving into Brooklyn. Council Member Steve Levin --
13 I met with him earlier today -- Project No. 6876,
14 Wyckoff Gardens, a community center renovation. The
15 sponsor is asking Forest City Ratner for funding to
16 accelerate the project. So you're just awaiting a
17 response?

18 RAYMOND RIBEIRO: Correct.

19 CHAIRPERSON MENDEZ: Okay. This is
20 \$1.326 million over five fiscal years -- that's the
21 total amount. And so you would... how much more would
22 you need?

23 RAYMOND RIBEIRO: I don't know the total
24 project budget.

25 CHAIRPERSON MENDEZ: Okay.

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2 RAYMOND RIBEIRO: It's not noted...

3 [interpose]

4 CHAIRPERSON MENDEZ: Uh...

5 RAYMOND RIBEIRO: It's not noted on here
6 that additional funding is required, so that may be
7 it, but again, the sponsor is trying to get a
8 separate designer to put together the design plans
9 for that.

10 CHAIRPERSON MENDEZ: Okay. Gowanus
11 Houses, Council Member Levin, Project No. 8343,
12 community center upgrade. The money was allocated in
13 2014, it's \$150,000. Is that enough to move forward
14 or will you need additional funding?

15 RAYMOND RIBEIRO: We don't even know what
16 the scope of work is proposed, so we need to meet
17 with them and get some more clarity.

18 CHAIRPERSON MENDEZ: Okay. So this is
19 something that was listed in NYCHA's report as Lewis
20 Fidler, but it is a public housing in Council Member
21 Steve Levin's district, Wyckoff Gardens, Project No.
22 8345. It is for the general construction of a
23 visitors center. It was allocated in 2014, \$250,000.
24 Steve Levin didn't quite know what this was about, so
25

2 I don't know, maybe Lew's being generous with his
3 money before he leaves the Council, right?

4 RAYMOND RIBEIRO: We certainly don't have
5 any more information as to what the intent of this
6 project is.

7 CHAIRPERSON MENDEZ: You might wanna give
8 Council Member Fidler a call and Steve Levin, just so
9 this money's just not sittin' there for a while.
10 Letitia James, Council District 35, Ingersoll Houses,
11 Project No. 6411. A laundry room upgrade. You're
12 waiting for a Certificate to Proceed. It's a total
13 of \$700,000 over two Fiscal Years, 2009 and 2010.

14 RAYMOND RIBEIRO: We received the
15 Certificate to Proceed on that particular development
16 and have gone out to bid -- just recently received
17 bid.

18 CHAIRPERSON MENDEZ: 'Kay. So
19 construction will begin next month. Is that correct?

20 RAYMOND RIBEIRO: Probably a little
21 further out; we need Board approval and the like, so
22 it'll probably be a little bit further out than that,
23 couple months.

24 CHAIRPERSON MENDEZ: Okay. Council
25 Member James, development is Atlantic Terminal,

2 Project No. 6869, community room renovation. You're
3 awaiting direction from Council Member James on the
4 use of the funding. It's \$100,000 from FY 2010.

5 RAYMOND RIBEIRO: That's correct.

6 CHAIRPERSON MENDEZ: So additional
7 funding may be needed, depending on what they want to
8 do. Council Member Al Vann -- I met with him earlier
9 today -- Marcy Houses, Project No. 7547, day care
10 center and play area upgrade. Is the design
11 complete; when the report was issued it was 90
12 percent complete? That was several months ago.

13 RAYMOND RIBEIRO: I do not believe that
14 the design has been completed, however, I think the
15 sponsor hired the designer.

16 CHAIRPERSON MENDEZ: Okay.

17 MARGARITA LOPEZ: So for your
18 information, in regard of the day care centers, on
19 those ones we don't have a problem with the rent
20 agreements; for reasons that I don't understand, in
21 those ones it's easier and they are more than willing
22 to pay rent -- just for your knowledge.

23 CHAIRPERSON MENDEZ: I wanna take a
24 moment, since this says day care center and play area
25 upgrade, I wanna thank the Housing Authority for

renovating and replacing the play equipment that was destroyed by Sandy at one of my day care centers in your NYCHA facility. You did it. Thank you. On the record, thank you.

RAYMOND RIBEIRO: You're... you're welcome.

[crosstalk]

MARGARITA LOPEZ: I thought that... I thought you were telling me that we didn't and I have concern 'cause I thought we were done.

CHAIRPERSON MENDEZ: No, it was done.

Thank you. Okay. This is Council Member Erik Dilan's district; it is \$2 million of Citywide money, FY 2013 for the replacement of eight elevators at Glenmore Plaza.

RAYMOND RIBEIRO: That actually falls under the same category that we described earlier, that's the \$8 million project that we spoke of earlier; this is the \$2 million balance that accounts for the \$10 million City Council allocation towards caretakers.

CHAIRPERSON MENDEZ: Thank you. Council Member Darlene Mealy, District 41, Prospect Plaza, Project No. 7608, community center upgrade. You've announced that Blue Sea & Partners will be the

1
2 developer. Buildings are currently in the demotion
3 phase and this project is being managed by NYCHA's
4 Development Department.

5 RAYMOND RIBEIRO: That is correct. So
6 the work there cannot proceed until obviously the
7 buildings that are there are completely demolished;
8 that demo is underway.

9 CHAIRPERSON MENDEZ: We've had a hearing
10 about this in the past. This is for a total of
11 \$8.186 million. These were the buildings that were
12 emptied many years ago 'cause of dangerous conditions
13 and it was empty for a while and now you're
14 proceeding with demolition and then rebuilding?

15 MARGARITA LOPEZ: This is part of the
16 HOPE Grant, right, the grants that were put in place
17 a long time ago [background comment] and this is the
18 project that NYCHA engaged in and finally we're going
19 to complete it, but demolition needed to happen
20 before anything is done. Once the demolition is done
21 and finished, then the construction will begin after
22 that, and we're going to bring 365, I think is... 365
23 new units of public housing and it will be the last
24 public housing units to be built in the nation.

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2 CHAIRPERSON MENDEZ: Wow. We'll put a
3 plaque there.

4 MARGARITA LOPEZ: That because Congress
5 [background comment] is not funding any longer
6 [background comment] public housing units.

7 CHAIRPERSON MENDEZ: Council Member
8 Arroyo says that Blue Sea is a good developer.
9 [background comment]

10 MARGARITA LOPEZ: I fee compelled to
11 share this -- Ray disconnected the microphone and
12 said to me, "Should we call it last houses?"
13 [laughter]

14 CHAIRPERSON MENDEZ: That will be a...
15 [interpose]

16 MARGARITA LOPEZ: it will be a saddest
17 state of affair... [crosstalk]

18 CHAIRPERSON MENDEZ: Yes. Yeah.

19 MARGARITA LOPEZ: but it's accurate.

20 CHAIRPERSON MENDEZ: Okay. I...
21 [crosstalk]

22 MARGARITA LOPEZ: Last houses.

23 CHAIRPERSON MENDEZ: I make a motion to
24 call it last houses. Does anyone second that motion?
25 [background comments]

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2 MARGARITA LOPEZ: Let's defeat it. Let's

3 make sure we defeat it... [interpose]

4 CHAIRPERSON MENDEZ: Okay.

5 MARGARITA LOPEZ: we don't want that.

6 CHAIRPERSON MENDEZ: Council Member

7 Charles Barron in District 42, Linden Houses. He

8 had, prior to FY 2008, \$1.519 million and then in

9 2008 he allocated \$1.5 million for the construction

10 of a new community center; he informs me that

11 construction has not started, that problem with the

12 project is the expense funding for the workers to be

13 there.

14 RAYMOND RIBEIRO: Actually, probably...

15 CHAIRPERSON MENDEZ: So there was

16 supposed to be additional funding coming from another

17 source or no?

18 RAYMOND RIBEIRO: There is no confirmed

19 additional funds.

20 CHAIRPERSON MENDEZ: Okay. Maybe the new

21 Council Member will wanna repurpose it?

22 RAYMOND RIBEIRO: [off mic]

23 CHAIRPERSON MENDEZ: 'Kay. 'Kay, Council

24 Member-elect Inez Barron will get a copy of this?

25 Charles Barron, \$500,000 FY 2009 for an amphitheater

and grounds improvements at Unity Plaza, Project No. 6422. This project is being repackaged for a new bid?

RAYMOND RIBEIRO: This particular project and they expressed to us some issues within the bid plans that were not clear and as a result their bids were high to account for that, so we've taken the plans back and are adding details to them so that we provide clarity and hopefully those bids will come in closer to the budgeted amount.

CHAIRPERSON MENDEZ: Okay. \$1.5 million, Council Member Barron, FY 2012, Unity Plaza (Sites 4-27); that is Project No. 7548. It's a community center renovation. Your report that was issued in September says that you're awaiting approval by the Council Member; Council Member says that the scope has been approved. Is that correct?

RAYMOND RIBEIRO: Not to my knowledge, no.

CHAIRPERSON MENDEZ: Okay. We will get that to Council Member-elect Inez Barron. Okay, this is the last of the non-security capital. Council Member Domenic Recchia, Gravesend, community center renovation - youth programs. There was \$1 million

1 allocated in FY 2012 and \$407,000 in 2013. A meeting
2 was held to discuss the preliminary scope and budget.
3 Is that correct?
4

5 RAYMOND RIBEIRO: So for this particular
6 project, in our discussions with the Council member,
7 these funds are being considered for repurposing,
8 'cause he... [interpose]

9 CHAIRPERSON MENDEZ: For repurposing.

10 RAYMOND RIBEIRO: for Marlboro Houses
11 security enhancement.

12 CHAIRPERSON MENDEZ: So the Council
13 Member's gonna transfer it to security cameras at
14 Marlboro Houses?

15 RAYMOND RIBEIRO: Considering.

16 CHAIRPERSON MENDEZ: Considering. Okay,
17 I see people from Marlboro Hou... from Gravesend
18 Houses; you might just wanna speak to your Council
19 Member before he leaves about how that money gets
20 repurposed. [background comment] And maybe meet
21 with the people at Marlboro Houses. I mean everybody
22 has needs. [background comments] Uhm-hm. That's
23 \$1.407 million. Okay?

24 RAYMOND RIBEIRO: I would also point out;
25 whatever allocations ultimately at Gravesend,

Gravesend was a location that was significantly impacted by Sandy... [interpose]

CHAIRPERSON MENDEZ: Yes.

RAYMOND RIBEIRO: so we would seek to leverage insurance, FEMA, City cap, federal dollars, all of the potential funding sources to work at Gravesend.

CHAIRPERSON MENDEZ: I heard the story of the Sandy damage from the tenant who's in the audience, so I know there was a lot of damage there. [background comment] Okay. [background comment]

We are now moving to security cameras; this should go much faster; we already went through the security cameras in District 1, Council Member Chin; we are gonna go through security cameras in District 2, that would be. I have here \$175,000 that I allocated in FY 2009 for Meltzer Towers, it's a senior building. This states that the cameras have... the construction has been completed; I have not been able to verify that and I was on-site a month ago for a Medicaid rights workshop that we conducted there, so I will take a tour this weekend, Brian Honan knows I like to do that, and then call him from wherever I'm at. [laughter] And I will let you know if the

cameras capture me. So it's... this was issued in September, which said the project is in construction. So the best of your knowledge, it's been completed and the cameras and operable?

RAYMOND RIBEIRO: Meltzer Tower work is completed, cameras are operational.

CHAIRPERSON MENDEZ: I will confirm that. Same thing at Baruch Houses Addition... the project should be completed, according to this; I know that project started at Baruch Houses, not at Baruch Addition, so I will confirm that; you're saying that all the cameras were installed and they are operable.

RAYMOND RIBEIRO: At both Baruch and Baruch Addition, yes.

CHAIRPERSON MENDEZ: Okay. And at Baruch Addition, we were fully funding that to have, I don't know, 15 cameras, so you're saying all 15 are in?

RAYMOND RIBEIRO: Baruch Addition, 14 cameras, yes.

CHAIRPERSON MENDEZ: 14 cameras. Okay.

RAYMOND RIBEIRO: October 17th of 2013 we completed that.

CHAIRPERSON MENDEZ: I will find out. Okay. Baruch Houses... well, in Baruch Houses... it's

2 the next one up... No, I'll get to that one later.
3 First Houses, \$250,000 allocated in 2009. We like
4 First Houses, we like the name First Houses;
5 [laughter] we do not like the name Last Houses. So
6 this was for entrance gates; this needed to go back
7 to the Landmarks Preservation Commission; there was a
8 meeting last Friday with the residents for the taller
9 Landmarks-approved fence, right? And we... [interpose]

10 RAYMOND RIBEIRO: Yes.

11 [background comment]

12 CHAIRPERSON MENDEZ: You can show me
13 pictures?

14 RAYMOND RIBEIRO: No, I didn't bring
15 them.

16 CHAIRPERSON MENDEZ: Great. Good, I'm
17 looking forward... I haven't heard from the tenant
18 president, so I'm assuming... I did send staff to the
19 site, so I'm assuming everything is moving forward;
20 otherwise I would've gotten a call on my cell phone
21 tellin' me there was still a problem, so thank you.
22 [crosstalk]

23 RAYMOND RIBEIRO: As we indicated, as
24 soon as we get Landmark approval we can begin... begin
25 that work.

2 CHAIRPERSON MENDEZ: This is one of the
3 ones that I do wanna put security cameras on the
4 outside, looking toward the fence on the outside of
5 the building... [interpose]

6 RAYMOND RIBEIRO: Okay.

7 CHAIRPERSON MENDEZ: that will required
8 Landmarks approval; I've spoken to the LPC; we would
9 need to make sure how we can do that, that it would
10 meet Landmark standard.

11 RAYMOND RIBEIRO: Yep.

12 CHAIRPERSON MENDEZ: Okay.

13 RAYMOND RIBEIRO: We can certainly do
14 that.

15 CHAIRPERSON MENDEZ: And I would...
16 [crosstalk]

17 MARGARITA LOPEZ: Point of information
18 for you... [crosstalk]

19 CHAIRPERSON MENDEZ: Yes.

20 MARGARITA LOPEZ: we only have one space
21 not rented in the commercial and I wanted to...
22 [interpose]

23 CHAIRPERSON MENDEZ: On Avenue Way or on
24 East 3rd?

25 MARGARITA LOPEZ: On the 3rd Street.

CHAIRPERSON MENDEZ: Okay.

MARGARITA LOPEZ: And I wanted to share with you that that is a perfect example of how NYCHA can leverage spaces that we have to bring subsidy to NYCHA, because all of those spaces are rented very well at a price that bring and generate revenues to NYCHA.

CHAIRPERSON MENDEZ: Well Avenue Way is a revenue-generating for any landlord in my district. As I understand it, when I tried to look for an office space, for a storefront is renting for about \$20,000 a month there; there's also a lot of bars; maybe that's the bar price. But [laughter] other stores, nail salons, \$10-15,000 a month on the Avenue Way side. So you're telling me you're generating that kind of revenue on those locations?

MARGARITA LOPEZ: We're generating revenues in that location because we have been able to proceed with the new policy that NYCHA has to do this, and then you were one of the Council Members, actually that understood that very early, when we had these conversations.

CHAIRPERSON MENDEZ: Thank you. My favorite restaurant, Angelina's Café, located now on

1 Avenue Way, it used to be across the street in a tiny
2 space, now a big space with a TV, I had my results
3 party on primary night; it was... it's a beautiful
4 space and the owner is ecstatic to be there, working
5 out little kinds with the tenants in terms of how
6 they take out their garbage, but we're in a better
7 place, so thank you.

8 Baruch Houses, this is a total of
9 \$800,000, \$400,000 by Borough President Stringer in
10 2011 and another \$400,000 by me in 2013. That got us
11 cameras in 18 buildings; I think only three cameras
12 per building, and this year the Borough President and
13 I allocated each \$350,000 for a total of \$700,000 to
14 put cameras in the elevators in each one of those
15 buildings. That is one of the developments where
16 someone was killed in an elevator; that murder is
17 still unresolved. So we were hoping that this
18 could've been jockeyed with the other project, but was
19 not able to do so. The money... well there's... do you
20 know when you can get the elevators into... get the
21 cameras into these elevators?

22 RAYMOND RIBEIRO: So as soon as we can
23 set up the meeting with your office and the residents
24 and agree on a scope, our job contracts to do this
25

work are already in place, so we simply have to, you know... [interpose]

CHAIRPERSON MENDEZ: So what kinda scope do we need to agree on? My understanding's that the \$700,000 will get us one camera, the special multi-moving camera, in the elevator, so that's...

RAYMOND RIBEIRO: So we would use the existing contract prices that we have for the new contracts, run those numbers, sit down with you and the residents, ensure that that's the case, and literally... [interpose]

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: list everything that will cost money on the project and then assuming that the funding is sufficient, we just submit the CP to OMB and we get the CP and we're good; we start construction.

CHAIRPERSON MENDEZ: Let me know if the tenant president there doesn't call a meeting right away. Sometimes... [crosstalk]

RAYMOND RIBEIRO: 'Kay.

CHAIRPERSON MENDEZ: he kinda stalls things, so we can get some people out if need be. Great. Vladeck Houses; this is where Council Member

Chin allocated \$412,000 in 2013; I allocated \$1.615 in 2013 and then here it says that I allocated \$699,000 in 2013; that was actually in a previous fiscal year, because it wasn't enough, but we were having a lot of... this is a NORC, we were getting a lot of assaults on the elderly...

RAYMOND RIBEIRO: Uhm-hm.

CHAIRPERSON MENDEZ: so because Vladeck is, I believe, like 24 buildings...

RAYMOND RIBEIRO: 24 buildings. Yeah.

CHAIRPERSON MENDEZ: we had a meeting with the tenant association and they asked if I could put funding and we can start putting cameras in the worst buildings, the ones along the drive where more seniors were apt to be targeted. When the work was about to commence is when all the money got frozen and then we were able to allocate additional funding that allowed us... and all the work has been completed, I was there this summer while the installation was going on. So I think we've gotten like six cameras per building.

RAYMOND RIBEIRO: So Vladeck has a total of 284 cameras in the 24 buildings, so it's more than six.

CHAIRPERSON MENDEZ: Okay. They put a lot on the grounds, where the mailboxes are at and at the entrances, to ensure... and some people have been attacked in front of the building, so there may be less in the building and more on the actual grounds. Anyway, everyone there is very, very happy.

RAYMOND RIBEIRO: Good.

CHAIRPERSON MENDEZ: Christine Quinn, Speaker Quinn has prior to 2008 \$150,000 for cameras and layered access at Chelsea Addition. This project is in construction?

RAYMOND RIBEIRO: Correct. That is one of the projects that is still in construction, but slated to be finished by the end of this year.

CHAIRPERSON MENDEZ: Speaker Christine Quinn, \$550,000 prior to 2008 and an additional \$15,000 in 2014 for cameras and a SOC installation system at Fulton Houses. The project is in construction?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Speaker Quinn, \$550,000 prior to 2008, another \$8,000 in 2014 for layered access at Elliott Houses. That project is in construction?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Speaker Christine Quinn, \$350,000 prior to 2008, \$5,000 in 2014, Chelsea Houses, new intercoms and access control. That project is in construction?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Speaker Christine Quinn, FY 2013, \$635,000 for security enhancement at Fulton Houses, you had resident engagement meetings in November 2013. Construction will be completed next year?

RAYMOND RIBEIRO: I think the resident engagement meetings were slated to begin in November as a package; I don't believe we met on Fulton specifically in November, I'm not sure that we've met at Fulton yet, but the process of meeting at all the 13 or 14 developments began in November.

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: Fulton specifically I don't think we've met yet. But it still has the same timeline for completion next year.

CHAIRPERSON MENDEZ: Okay. I will let the Speaker know.

RAYMOND RIBEIRO: Okay.

CHAIRPERSON MENDEZ: Also at Elliott Houses, \$457,000, FY 2013 for security enhancement. Has the resident engagement meeting taken place?

RAYMOND RIBEIRO: No.

CHAIRPERSON MENDEZ: Okay. Slated for completion December 2014.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Chelsea Addition, I'm assuming that's a senior housing, right? \$480,000, FY 2013 for security enhancement.

RAYMOND RIBEIRO: Same... same...

CHAIRPERSON MENDEZ: Same?

RAYMOND RIBEIRO: same process. Yeah.

CHAIRPERSON MENDEZ: Okay. It would be nice if you track down the Speaker a year from now, when the project is completed and she can be there to see... to be captured on film and security. Okay?

This is Daniel Garodnick, which is currently District 4; it will be Council District 5 in the future, Isaacs Houses security enhancement. There's money prior to 2008 and then money in FY '08, 10 and 13 for a total of... little over a million or just shy of a million.

RAYMOND RIBEIRO: A little over a million. The work at Isaacs House is all complete, with... [interpose]

CHAIRPERSON MENDEZ: Is completed?

RAYMOND RIBEIRO: with the exception of the 2013 allocation.

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: That will be handled in the same way that I described for all of the 13 and 14 allocations.

CHAIRPERSON MENDEZ: Okay. Council Member Garodnick, \$134,000 FY 13 for Holmes Towers. Project is in construction, layered access control to be completed January 14, next month?

RAYMOND RIBEIRO: Correct; it may not be January, but it may be shortly thereafter.

CHAIRPERSON MENDEZ: Council Member Garodnick, \$418,000, Holmes Towers, security enhancement. This is slated to be completed December 2014, next year. And that, again, is moving out of his district into Council District 5.

Jessica Lappin... is that... [background comment] we're on the same page, correct?

RAYMOND RIBEIRO: I'm actually following a different sheet, but keep going.

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: It's the same data; I'm on a summary sheet.

CHAIRPERSON MENDEZ: Okay. Council Member Lappin, she just allocated money in FY 2014, a few months ago, \$150,000 for security enhancement at Robbins Plaza. So that is... you've had the resident engagement meeting or about to?

RAYMOND RIBEIRO: We have not had that yet.

CHAIRPERSON MENDEZ: Okay. I'm skipping through Gale Brewer; we already did that. Council Member Robert Jackson allocated \$350,000 this year, FY 2014, for Fort Washington Avenue Rehab. So a resident engagement meeting needs to be scheduled if it hasn't happened already, correct?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Okay. Melissa Mark-Viverito, \$100,000 FY 2014 for Douglass I.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: That is moving into Council Member... it's District 7, Robert Jackson; soon

1
2 to be Council Member-elect Levine. Can you... is there
3 a SOC system there; is that to get it started, 'cause
4 that may not be enough, unless it's for additional
5 cameras?

6 RAYMOND RIBEIRO: I'm sorry, which one
7 are you on?

8 CHAIRPERSON MENDEZ: HAM14DOSE, Douglass
9 I. [background comments] Well you know, [background
10 comment] for the record, this Council Member likes to
11 participate in participatory budgeting, which
12 sometimes leaves insufficient funds for certain
13 project, so this if this is going into Douglass I,
14 Council Member Levine's district, it will be
15 important for him to know whether additional funding
16 will be needed to really get this going.

17 RAYMOND RIBEIRO: So the SOC at that
18 location was installed as part of the previous round
19 of work, the 2012 and prior funding, so this funding
20 will be able to be used to just add additional
21 cameras to that system.

22 CHAIRPERSON MENDEZ: Great. Council
23 Member Mark-Viverito, Washington Houses, \$150,000 in
24 FY 2009, \$200,000 FY 2011, \$60,000 FY 2013. The
25 project is in construction or has it been completed?

RAYMOND RIBEIRO: The construction at Washington Houses has been completed; the only remaining work there would be the 2013 allocation of \$60,000; would go through the same process as the rest of the 13 and 14 funding.

CHAIRPERSON MENDEZ: Council Member Melissa Mark-Viverito, Johnson Houses, FY '09 \$150,000, FY 2013 \$60,000. The project is in construction, to be completed in February of 2014?

RAYMOND RIBEIRO: The Johnson Houses work with the pre-2012 funding is complete.

CHAIRPERSON MENDEZ: And the 2013...

RAYMOND RIBEIRO: 2013 would roll into the new process for all of the 13 and 14 money.

CHAIRPERSON MENDEZ: Council Member Melissa Mark-Viverito, Wilson Houses, \$150,000 in 2010 and \$285,000 in 2012. Project is in construction?

RAYMOND RIBEIRO: Project is complete.

CHAIRPERSON MENDEZ: Project is complete. Melissa Mark-Viverito, Lehman Houses, \$150,000 in 2010, \$60,000 in 2012 for a total of \$210,000. Cameras installed and operable and in the processing of closing out.

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2 RAYMOND RIBEIRO: Cameras installed and
3 operational. Yes.

4 CHAIRPERSON MENDEZ: Melissa Mark-
5 Viverito, \$150,000 in FY 2011, Lexington Houses. Is
6 the project completed?

7 RAYMOND RIBEIRO: Yes. All cameras are
8 operational.

9 CHAIRPERSON MENDEZ: Melissa Mark-
10 Viverito, \$207,000 at UPACA (Site 6). Is that
11 project completed?

12 RAYMOND RIBEIRO: Cameras are
13 operational. Yes.

14 CHAIRPERSON MENDEZ: Melissa Mark-
15 Viverito, FY 2011, \$150,000, 830 Amsterdam Avenue.
16 Cameras installed and operational.

17 RAYMOND RIBEIRO: Correct.

18 CHAIRPERSON MENDEZ: You're in the
19 process of closing it out. Melissa Mark-Viverito, FY
20 2011, \$150,000, FY 2012, \$330,000 at Carver Houses.
21 Is that completed?

22 RAYMOND RIBEIRO: Yes, all the cameras
23 are operational.

24

25

2 CHAIRPERSON MENDEZ: You wanna end on
3 this note, where all the completions are just...
4 [interpose]

5 RAYMOND RIBEIRO: Yeah, keep goin'; I'm
6 fine. [laugh]

7 CHAIRPERSON MENDEZ: on the record,
8 right? Melissa Mark-Viverito, Douglass, \$300,000
9 2011 and \$300,000 2012. Project was in construction;
10 has that been completed?

11 RAYMOND RIBEIRO: Yes it has, cameras
12 operational.

13 CHAIRPERSON MENDEZ: FY 2013, \$60,000,
14 Council Member Melissa Mark-Viverito at Clinton
15 Houses. The project is underfunded, requires
16 additional funding for work to commence. Have you
17 spoke to the Council Member?

18 RAYMOND RIBEIRO: We met with Council
19 Member Viverito a week or so ago, so this...
20 undetermined as to how we're gonna proceed with this.

21 CHAIRPERSON MENDEZ: Next fiscal year.

22 RAYMOND RIBEIRO: Perhaps.

23 CHAIRPERSON MENDEZ: [laugh] I was about
24 to say, but I said it earlier, so it's okay. Melissa
25 Mark-Viverito, FY 2013, \$128,000, UPACA (Site 5) for

1
2 layered access; the project was in construction; has
3 this project been completed?

4 RAYMOND RIBEIRO: Cameras are operational
5 at UPACA 5, yes.

6 CHAIRPERSON MENDEZ: \$75,000... I'm just
7 gonna say MMV; how's that? MMV, \$75,000, Jefferson
8 Houses. Oh, project is underfunded. So the Council
9 Member's been informed?

10 RAYMOND RIBEIRO: Same... same discussion
11 that we described... [interpose]

12 CHAIRPERSON MENDEZ: \$75,000, MMV,
13 project is underfunded at Wagner Houses.

14 RAYMOND RIBEIRO: No, I think Wagner we
15 actually can... I think we actually may be able to do
16 some work there at Wagner, so that's still being
17 resolved.

18 CHAIRPERSON MENDEZ: Okay. There was...
19 listed here that design process will start the day
20 after Christmas, 12-26-2013. Is that still
21 forecasted to be the same?

22 RAYMOND RIBEIRO: For all of these...
23 [interpose]

24 CHAIRPERSON MENDEZ: Yes?
25

2 RAYMOND RIBEIRO: projects we describe
3 the design process to be the engagement, sitting down
4 with the electeds and narrowing down the scope,
5 because then we could just jump right into the jock
6 contract and do construction. So yes.

7 CHAIRPERSON MENDEZ: So there's security
8 enhancement at Johnson Houses, which I thought I
9 passed before. Okay, I don't know; this is...

10 RAYMOND RIBEIRO: There's a new
11 allocation of [crosstalk]

12 CHAIRPERSON MENDEZ: Oh, it's a new
13 allocation, 2014, so... [interpose]

14 RAYMOND RIBEIRO: Yes.

15 CHAIRPERSON MENDEZ: some work was done
16 before and this is additional funding?

17 RAYMOND RIBEIRO: Correct.

18 CHAIRPERSON MENDEZ: Resident engagement
19 meetings...

20 RAYMOND RIBEIRO: Hasn't occurred yet,
21 but...

22 CHAIRPERSON MENDEZ: have not occurred.

23 And \$100,000 Melissa Mark-Viverito, Metro North
24 Plaza. Resident engagement meeting...

25 RAYMOND RIBEIRO: Not yet.

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2 CHAIRPERSON MENDEZ: \$200,000, Melissa
3 Mark-Viverito, East River Houses. Resident
4 engagement meetings...

5 RAYMOND RIBEIRO: Not yet.

6 CHAIRPERSON MENDEZ: Inez Dickens and
7 Melissa Mark-Viverito, Council Districts 8 and 9,
8 Taft Houses. Cameras are installed and operable. We
9 have \$82,000 from Council Member Dickens in 2009,
10 \$375,000 from Council Member Dickens in 2012 and
11 \$210,000 from Council Member Melissa Mark-Viverito in
12 2013. So this has been completed and it's being
13 closed out.

14 RAYMOND RIBEIRO: All of the 2012 and
15 prior monies the work is completed. The money in
16 2014 has not; we'll start that process up again for
17 the 14 funding.

18 CHAIRPERSON MENDEZ: Okay. King Towers,
19 Council Member Dickens, \$768,000 2009, \$850,000 2011.
20 Complete lobby renovation, layered access
21 installation.

22 RAYMOND RIBEIRO: The work at...
23 [interpose]

24 CHAIRPERSON MENDEZ: It's going through
25 the Office of Management and Budget.

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2	RAYMOND RIBEIRO: Work at King Towers is	
3	complete.	
4	CHAIRPERSON MENDEZ: It's complete?	
5	RAYMOND RIBEIRO: The CCTV work at King	
6	Towers is complete, yes.	
7	CHAIRPERSON MENDEZ: And is there any	
8	work... any other layered access work there?	
9	RAYMOND RIBEIRO: Yeah, I believe there	
10	is work in the lobby...	
11	CHAIRPERSON MENDEZ: Okay.	
12	RAYMOND RIBEIRO: additional work that's	
13	slated for that development.	
14	CHAIRPERSON MENDEZ: And that's been	
15	submitted to OMB?	
16	RAYMOND RIBEIRO: I would say yes. I	
17	don't have a sta... the latest status whether or not	
18	it's been approved or not.	
19	CHAIRPERSON MENDEZ: Okay. The project	
20	schedule says approval I guess will be pending	
21	between November 2013 and April 2014?	
22	RAYMOND RIBEIRO: Yeah, I don't believe	
23	we've gotten that approval yet.	
24		
25		

2 CHAIRPERSON MENDEZ: Okay. Inez Dickens,
3 \$1 million FY 2012 for the Polo Grounds Towers. Is
4 that project completed?

5 RAYMOND RIBEIRO: Cameras are up and
6 operational, yes.

7 CHAIRPERSON MENDEZ: Inez Dickens, \$1.375
8 million. Cameras installed and operational at King
9 Towers, that's what you said was completed.

10 RAYMOND RIBEIRO: King Towers is
11 complete, yeah, uh... [crosstalk]

12 CHAIRPERSON MENDEZ: That is part of the
13 other... actually...

14 RAYMOND RIBEIRO: The other one was a
15 separate project; this is the camera project.

16 CHAIRPERSON MENDEZ: Hold it, but there's
17 the same number here. Oh, so this is additional
18 money.

19 RAYMOND RIBEIRO: Correct.

20 CHAIRPERSON MENDEZ: So this money was
21 completed...

22 RAYMOND RIBEIRO: Correct.

23 CHAIRPERSON MENDEZ: this other
24 additional work...

RAYMOND RIBEIRO: The other one is the one that's pending a CP.

CHAIRPERSON MENDEZ: What is this \$768,000 from 2009; was that obligated and...

RAYMOND RIBEIRO: Just uhm... give me one second; I'm gonna go to the detail sheet.

[background comments]

CHAIRPERSON MENDEZ: So this is all the lobby work, which adds... comes out to about \$1.7 million?

RAYMOND RIBEIRO: Correct. The la... yes, correct. The \$3 million... there's a \$3 million budgeted amount for the CCTV work, which has been completed. I'm sorry...

CHAIRPERSON MENDEZ: \$3 million? You're adding everything together?

RAYMOND RIBEIRO: Yes.

CHAIRPERSON MENDEZ: \$1.7 and \$1.3?
[crosstalk]

RAYMOND RIBEIRO: Yes.

CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: So again, the CCTV portion of that is complete; the rest of the work in the lobby is what's pending the CP.

CHAIRPERSON MENDEZ: Council Member Inez Dickens, \$1 million FY 2013, an additional million FY 2014 at Lincoln Houses. Resident engagement meeting will... [interpose]

RAYMOND RIBEIRO: Has occurred...
[crosstalk]

CHAIRPERSON MENDEZ: will happen.

RAYMOND RIBEIRO: Yes, that one has occurred.

CHAIRPERSON MENDEZ: \$450,000 FY 2014 at Rehab Program (Taft Rehabs).

RAYMOND RIBEIRO: 450 you said?

CHAIRPERSON MENDEZ: \$450,000.

RAYMOND RIBEIRO: 450. Yes, correct.

CHAIRPERSON MENDEZ: Is this... since it's called rehab, is this any of Section 8 properties?

RAYMOND RIBEIRO: I do not know that off the top of my head. I can check.

CHAIRPERSON MENDEZ: Because some of your buildings are gonna be under new management after an RFP, the ones that are... most of them that are rehabs?

RAYMOND RIBEIRO: Yeah, I don't know if this was in zone there; I'll have to check.

CHAIRPERSON MENDEZ: Okay. Ydanis Rodriguez, \$165,000 in FY 2010, \$391,000 in FY 2013, Dyckman Houses. Cameras are installed and operable?

RAYMOND RIBEIRO: The cameras for the 2012 and prior funding, all the cameras are up and operational; the 2013 funding would follow the same process that I described.

CHAIRPERSON MENDEZ: Melissa Mark-Viverito -- this is her Bronx portfolio -- FY 2013, \$75,000, Betances security cameras and other, which I'm assuming may be the Bronx Borough President, \$150,000. Construction to be completed at the end of December 2014. So resident engagement meetings...

RAYMOND RIBEIRO: Not yet.

CHAIRPERSON MENDEZ: Mill Brook, security cameras, Melissa Mark-Viverito, \$183,000 in FY 2013, \$150,000 FY 2013; it says other; I'm assuming that's the Bronx Borough President, and \$100,000 in FY 2014. Resident engagement meeting will be occurring soon.

RAYMOND RIBEIRO: Is going to be scheduled, correct.

CHAIRPERSON MENDEZ: It's scheduled?

RAYMOND RIBEIRO: It's going to be scheduled, has not occurred yet.

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2 CHAIRPERSON MENDEZ: Okay. Okay. We've
3 covered Mitchell Houses, Maria Carmen Arroyo put the
4 money there. This is Maria's... [background comment]
5 Council District 12, Eastchester Gardens. Council
6 Member King, \$325,000 in FY 2014, Bronx Borough
7 President Ruben Diaz, \$650,000. So the resident
8 engagement meetings will be scheduled.

9 RAYMOND RIBEIRO: Correct.

10 CHAIRPERSON MENDEZ: \$175,000, Jimmy
11 Vacca, FY 2011, Middletown Plaza. So that is
12 completed.

13 RAYMOND RIBEIRO: Correct.

14 CHAIRPERSON MENDEZ: James Vacca, Pelham
15 Parkway, FY 2013, \$2.071 million. It says other; I'm
16 assuming that's the Bronx Borough President,
17 \$500,000, FY 2013. And then Jimmy Vacca put in
18 \$750,000 a few months ago in FY 14. So you're gonna
19 be able to put all this money together and you're
20 gonna have a resident engagement meeting?

21 RAYMOND RIBEIRO: Yes, we've actually had
22 that resident engagement meeting at Pelham already.

23 CHAIRPERSON MENDEZ: So that meeting has
24 occurred?

25 RAYMOND RIBEIRO: Yes it has.

[background comment]

CHAIRPERSON MENDEZ: Well you could just call me and give me an update, alright? [background comment] [laugh] Throggs Neck, Jimmy Vacca, \$750,000. Resident engagement meeting..

RAYMOND RIBEIRO: To be scheduled.

CHAIRPERSON MENDEZ: Ydanis Rodriguez... Okay, this looks like money that was allocated by Council Member Rodriguez, \$200,000 and then another \$200,000 in 2013? And it says here it's Marble Hill, but it says Council Districts 10, 11 and 14. Is... [interpose]

RAYMOND RIBEIRO: Yeah, so Marble Hill actually splits...

CHAIRPERSON MENDEZ: into three Council Districts...

RAYMOND RIBEIRO: in three districts, actually...

CHAIRPERSON MENDEZ: Ydanis, Oliver Koppell and Fernando Cabrera?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Okay. [background comment] There's two different ID projects, HAM10MHTV and HAM13MHLA.

RAYMOND RIBEIRO: Okay. For which development?

CHAIRPERSON MENDEZ: For Marble Hill.

RAYMOND RIBEIRO: Okay.

CHAIRPERSON MENDEZ: So that's... one is for layered access and the other one is for cameras; is that correct?

RAYMOND RIBEIRO: I don't... one... I think those are different years and generally, if you... the way I've interpreted those codes; the first two digits after HAM... [crosstalk]

CHAIRPERSON MENDEZ: If they're different years, it's not listed as different years on the allocated funded year.

RAYMOND RIBEIRO: Okay, that may be a typo, but generally, if you look at the... the digits after H A M, that generally tells you what funding year it is. So it sounds like that's a 2010 allocation. [interpose]

CHAIRPERSON MENDEZ: So this 2010 funding wasn't utilized; may not have been enough and you needed more?

RAYMOND RIBEIRO: This is for CCTV at Marble Hill?

CHAIRPERSON MENDEZ: Correct.

RAYMOND RIBEIRO: There was a total of...
over \$600,000 and... [interpose]

CHAIRPERSON MENDEZ: There was what?

RAYMOND RIBEIRO: Total of over \$600,000
of work done at Marble Hill through multiple
allocations for CCTV work.

CHAIRPERSON MENDEZ: Okay, there is
additional funding by Fernando Cabrera, \$250,000 in
2014 and \$207,000 by Bronx Borough President Ruben
Diaz for Marble Hill. So is that the additional
funding you're talking about? So this is... I mean
this, I guess should all be on one...

RAYMOND RIBEIRO: Yeah... no, there was...
there was, again, in 2012 and earlier money in the
amount of... I wanna say \$600... it looks like \$653,000;
that was allocated towards cameras and that work has
been completed, and then the addition allocations of
\$207,000.

CHAIRPERSON MENDEZ: That's Ruben Diaz,
\$207,000.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: So... [interpose]

RAYMOND RIBEIRO: There may be...

CHAIRPERSON MENDEZ: there's money that's not listed here, so I'm assuming that's been completed and this is the additional money...

RAYMOND RIBEIRO: Correct, it looks like that that would be...

CHAIRPERSON MENDEZ: even though it's 2010, you said everything prior to 2012 was completed; this has not been completed?

RAYMOND RIBEIRO: I don't believe that that's truly 2000... if it is 2010 money, I'm confident that it was allocated and spent, but I'll confirm that from Marble Hill. I think it got a little complicated when you had multiple funding sources from multiple years and multiple council members.

CHAIRPERSON MENDEZ: Okay. Marble Hill... here is... same amount... no, an additional... here we go, \$253,000 Fernando Cabrera, FY 2012 for Marble Hill. [background comments] Absolutely, go get a coffee; we're gonna keep going through this. We got it.

RAYMOND RIBEIRO: [off mic]

CHAIRPERSON MENDEZ: Fernando Cabrera, Fort Independence Houses, \$259,000, FY 2012. So...

RAYMOND RIBEIRO: [off mic]

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2 CHAIRPERSON MENDEZ: So here... hold on.

3 The funding from Cabrera, the \$253,000; it says
4 project is in construction for three buildings. So
5 that's been completed? So the funding by Cabrera and
6 Ruben Diaz, that... you just got that money, for a
7 total of \$457,000, so that needs a resident
8 engagement meeting.

9 RAYMOND RIBEIRO: Yes, any new resident
10 needs a resident engagement meeting.

11 CHAIRPERSON MENDEZ: And you are going to
12 inquire about the 2010 money from Ydanis Rodriguez
13 and the 2013 money, another \$200,000; you're still
14 waiting to have a resident engagement meeting or has
15 that happened?

16 RAYMOND RIBEIRO: No, I again, I believe
17 that 2000...

18 CHAIRPERSON MENDEZ: Did we get this
19 under one Council District under redistricting, or at
20 least two?

21 RAYMOND RIBEIRO: It was three...

22 CHAIRPERSON MENDEZ: Okay. So you'll get
23 back to us on that. Fort Independence Houses,
24 \$259,000, FY 2012. Work is substantially completed.
25 Has it been completed? Yeah?

RAYMOND RIBEIRO: Yes, that's correct.

CHAIRPERSON MENDEZ: Bailey Avenue,
\$188,000 FY 2012. Was the work completed?

RAYMOND RIBEIRO: All cameras up and
operational.

CHAIRPERSON MENDEZ: Murphy Houses, Joel
Rivera; you said the work was completed in October of
2013, \$400,000. Okay.

RAYMOND RIBEIRO: Has been completed.

CHAIRPERSON MENDEZ: Says here, tour with
the Council Member. Did you... I'm assuming that a
tour was scheduled or is it going to be scheduled?

RAYMOND RIBEIRO: I know that we were
seeking... [off mic]

CHAIRPERSON MENDEZ: Uhm-hm. Joel
Rivera, \$500,000, East 180th Street - Monterey
Avenue. Resident engagement meeting to be held in
November 2013. Okay, did they explain this, this
\$1.4 million earlier; I can't remember? There's \$1.4
million pre-2008, Joel Rivera, Maria Carmen Arroyo at
East 173rd Street - Vyse Avenue, HAM07VYSE. Okay. I
have no notes here. So that... approvals were
received, the construction will be completed next
month? Construction will be completed next month?

2 RAYMOND RIBEIRO: I think we will be
3 discussing that... [off mic]

4 CHAIRPERSON MENDEZ: So construction...

5 RAYMOND RIBEIRO: Construction has
6 started.

7 CHAIRPERSON MENDEZ: We discussed
8 Claremont Parkway. We got Maria done; she had a lot
9 of projects. Movin' onto Queens. [background
10 comment] Oh, all the time... and then they have a
11 meeting on the 16th floor, where they put the AC and
12 you freeze. [background comment] Latimer Gardens,
13 Peter Koo, \$100,000 FY 2011, \$375,000 FY 2012,
14 \$100,000 FY 2013. The project is in construction.
15 Has that been completed?

16 RAYMOND RIBEIRO: All of the... the two
17 allocations from 2012 and earlier, cameras are up and
18 operational; the allocation from 2013 will go through
19 the same process.

20 CHAIRPERSON MENDEZ: The 2013 says other;
21 would that be the Queens Borough President or do we...

22 RAYMOND RIBEIRO: Generally it would be
23 either Borough President money or mayoral money; I
24 believe in that case it's...

25

CHAIRPERSON MENDEZ: Okay. Okay, Bland Houses, security cameras, \$500,000; he informed me that that was completed.

RAYMOND RIBEIRO: That would be correct.

CHAIRPERSON MENDEZ: \$100,000 from FY 2013 to Bland was additional funding. I guess you need to have a resident engagement meeting to... [interpose]

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: determine where you put the extra cameras.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Council Member Koo, Latimer Gardens, \$200,000. Construction is supposed to be the end of 2014?

RAYMOND RIBEIRO: I'm sorry, where was that, Latimer Gardens?

CHAIRPERSON MENDEZ: We don't have a project schedule for this. This is Latimer Gardens, this is FY 2013 money, \$200,000.

RAYMOND RIBEIRO: So yeah, we need to... we need to add that schedule, but it would be in the same category as all of the other 13 and 14 projects.

2 CHAIRPERSON MENDEZ: And the \$200,000 is
3 enough?

4 RAYMOND RIBEIRO: Well, we would work
5 with the... we would work with the Council Member to
6 fund... alright, the SOC is gonna cost \$75,000 and then
7 we could do some cameras after that.

8 CHAIRPERSON MENDEZ: Woodside Houses,
9 Council Member Van Bramer, \$300 and... these all say FY
10 2013, however, the Project ID number, HAM09, HAM11
11 AND HAM12.

12 RAYMOND RIBEIRO: Yeah, I think those
13 are... that's... the... [interpose]

14 CHAIRPERSON MENDEZ: HAM09 is \$500,000,
15 HAM11 \$350,000, HAM12, \$250,000.

16 RAYMOND RIBEIRO: So I'm sorry; what was
17 the development again?

18 CHAIRPERSON MENDEZ: Woodside Houses.

19 RAYMOND RIBEIRO: Yeah, so all of that
20 work is completed.

21 CHAIRPERSON MENDEZ: So... [interpose]

22 RAYMOND RIBEIRO: That... that's a ty... the
23 funding year column that you're looking at is
24 actually a typo.

25 CHAIRPERSON MENDEZ: So...

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2 RAYMOND RIBEIRO: There is no... there is
3 no 13 money for Wilson Houses.

4 CHAIRPERSON MENDEZ: Excuse me?
5 [background comment]

6 RAYMOND RIBEIRO: There... there is no 13
7 allocation for Wilson Houses.

8 CHAIRPERSON MENDEZ: So this work was
9 done?

10 RAYMOND RIBEIRO: Yes, it was.

11 CHAIRPERSON MENDEZ: It says resident
12 engagement meetings will start in November 2013.

13 RAYMOND RIBEIRO: That's a mistake. The
14 work was complete, all the cameras are up and
15 operational as of September 18th of 2013.

16 CHAIRPERSON MENDEZ: We will inquire with
17 Jimmy Van Bramer. 'Kay. Leroy Comrie, \$150,000,
18 Conlon Lihfe Towers. Cameras installed and
19 operational?

20 RAYMOND RIBEIRO: As of August 13th, yes.

21 CHAIRPERSON MENDEZ: Leroy Comrie,
22 \$360,000, FY 2013, Baisley Park. Resident engagement
23 meeting...

24 RAYMOND RIBEIRO: Has not been scheduled
25 yet, but will be.

2 CHAIRPERSON MENDEZ: Hammel Houses,
3 Donovan Richards, 1.044 million, 2014. This was one
4 of... [interpose]

5 RAYMOND RIBEIRO: That's... I'm sorry,
6 that's a typo. That \$1,044,000 was a prior year
7 allocation.

8 CHAIRPERSON MENDEZ: Prior year, when?
9 It says HAM12HMSE.

10 RAYMOND RIBEIRO: I would have to look; I
11 think that might... I think that's a 2012 allocation...
12 12, right? It's 2012.

13 CHAIRPERSON MENDEZ: Okay, that's what it
14 says here. This was... this project's in construction;
15 was it completed; it's 14 buildings?

16 RAYMOND RIBEIRO: This one... [interpose]

17 CHAIRPERSON MENDEZ: Is...

18 RAYMOND RIBEIRO: is completed, but very...
19 just recently, I think yesterday. [background
20 comment] Yeah, yesterday it was completed, just in
21 time for this hearing. [crosstalk]

22 CHAIRPERSON MENDEZ: In time for this
23 hearing. Nice.

24 [laughter]

25 CHAIRPERSON MENDEZ: Nice.

2 FEMALE VOICE: We did that on purpose.

3 CHAIRPERSON MENDEZ: Donovan Richards, he
4 just allocated \$500,000 a few months ago to Beach
5 41st Street - Beach Channel Drive for security
6 enhancements. So we will have a meeting... [interpose]

7 RAYMOND RIBEIRO: Present... yes, that is
8 correct.

9 CHAIRPERSON MENDEZ: Haven't had one yet.

10 RAYMOND RIBEIRO: We have not had one
11 yet, no. We met with the Council Member on his
12 portfolio as a whole, but not specifically on this
13 CCTV project.

14 CHAIRPERSON MENDEZ: 'Kay, \$900,000,
15 Ocean Bay Apartments (Bayside), resident engagement
16 meeting. [background comment]

17 RAYMOND RIBEIRO: That's correct. Yeah.

18 CHAIRPERSON MENDEZ: This says HAM120CSE.

19 RAYMOND RIBEIRO: No, I have a 2000...
20 [laugh] I have a 2014 allocation of \$900,000; let me
21 just make sure... [interpose]

22 CHAIRPERSON MENDEZ: We have a 2000...

23 RAYMOND RIBEIRO: 2014 allocation.
24
25

CHAIRPERSON MENDEZ: Right, that's what this says here and then, the project ID number is HAM12.

RAYMOND RIBEIRO: I just wanna make sure that we have no other allocations for that location and it does not look like we do.

CHAIRPERSON MENDEZ: So that...

RAYMOND RIBEIRO: So that might be a typo in the allocation number.

CHAIRPERSON MENDEZ: Okay. [background comment] Last year; I did not go this year. [background comment] Last year. There was... everything was... a lot of stuff was boarded up, some construction had begun on the Hammel Community Center, the basketball court and the gym floor. It was in process of construction.

RAYMOND RIBEIRO: You should take a look at that community center; that gym floor and... [interpose]

CHAIRPERSON MENDEZ: I would love to go back.

RAYMOND RIBEIRO: it has all been redone.

CHAIRPERSON MENDEZ: It was a plan to try to get there before last Sandy hearing, but it didn't scheduled, so.

RAYMOND RIBEIRO: We weren't done with the gym floor yet, so now you should go, 'cause the gym floor is done. [background comments]

CHAIRPERSON MENDEZ: 'Kay. So this work has not begun?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: This is 2012 money or this is 2014 money?

RAYMOND RIBEIRO: 2014 money.

CHAIRPERSON MENDEZ: This is 2014 money?

RAYMOND RIBEIRO: Yeah.

CHAIRPERSON MENDEZ: Okay. Okay, Brooklyn. Gowanus, security enhancement. We have money from David Yassky, \$250,000 and we have money from Steve Levin in 2010, \$150,000, 2012, \$120,000 and 2013, \$90,000. Says the project is in construction; has this been completed?

RAYMOND RIBEIRO: All of the 2012 and earlier money; the work associated with that funding, was completed earlier this month, on December 6th; the additional allocations would fall into the

category that I described, with resident engagement and construction in 2014.

CHAIRPERSON MENDEZ: Okay, that part is not in here. It says the project is in construction. So for the \$90,000, it requires a resident engagement meeting?

RAYMOND RIBEIRO: Correct. So that's just something we're gonna have to standardize in the next report. Sometimes the additional allocations go onto the same project and as you've seen, right, other times they are counted as a separate project, so we just need to standardize that moving forward.

CHAIRPERSON MENDEZ: So there's \$11,000 from Yassky, from 2005, I guess. It just says pre-2008, but it's HAM05, but it's \$11,000; I'm assuming... unless that was repurposed, that's just insufficient, right? And then we have \$200,000 from Council Member Levin in 2011, \$120,000 from Council Member Levin in 2012 and \$90,000 from Council Member Levin in 2013 and it says this project is in construction. So you're saying everything is completed except the 2013 money; is that correct?

RAYMOND RIBEIRO: That's correct.

CHAIRPERSON MENDEZ: This is slated to be completed... well, I guess this just refers to the funding prior to 2012.

RAYMOND RIBEIRO: Right, Gowan... you're referring to Gowanus? Yeah, the Gowanus construction was completed on December 6th, except the... [interpose]

CHAIRPERSON MENDEZ: Council Member... Okay, Council Member Levin, Wyckoff Gardens, \$3,000, \$116,000 in 2009... no; what is this? \$3,000 from 2007, though it says 2009 -- it's HAM07, so is that 2009 or is that 2007?

RAYMOND RIBEIRO: I'm not the budget code guy, but yes, my interpretation of those codes is that would represent '07, but...

CHAIRPERSON MENDEZ: It probably became active in 2009 because you didn't do anything with \$3,000.

RAYMOND RIBEIRO: It's possible that there was an allocation made in '07 and what I have seen in some cases is, when they have subsequent allocations, sometimes they get the same number; I don't... I don't know why, but sometimes the number actually carries forward over multiple years. So

1
2 it's possible that there was an initial allocation in
3 '07 that was ramped up in '09.

4 CHAIRPERSON MENDEZ: 'Kay.

5 RAYMOND RIBEIRO: That work at Wyckoff
6 Gardens is one of the remaining locations that are
7 not complete, [background comment] but are scheduled
8 to be complete by the end of the year.

9 CHAIRPERSON MENDEZ: So repeat that; the
10 work there is...

11 RAYMOND RIBEIRO: The work at Wyckoff
12 Gardens has not been completed, but is still
13 scheduled to be completed by the end of the year.

14 CHAIRPERSON MENDEZ: 527 Warren Street.
15 Steve Levin has \$100,000 FY 2010, \$95,000 FY 2012 and
16 \$90,000 FY 2013. And Council Member Levin says that
17 there should be some Yassky money from 2009. Unless
18 that's the money...

19 RAYMOND RIBEIRO: So I'll check on the
20 2009 allocation that he's referring to.

21 CHAIRPERSON MENDEZ: Uhm-hm.

22 RAYMOND RIBEIRO: But any of the funding
23 that we had available prior to 2012 is in
24 construction; that is also another location that is
25 not complete yet, but will be by the end of the year.

CHAIRPERSON MENDEZ: So \$195,000 is in construction and the other \$90,000 is waiting for a resident engagement meeting?

RAYMOND RIBEIRO: Yeah, the new money would... the new money is requiring resident engagement.

CHAIRPERSON MENDEZ: Williams Plaza, it's a total of \$430,000 -- \$110,000 is from FY 2013...

RAYMOND RIBEIRO: 'Kay.

CHAIRPERSON MENDEZ: the others are FY 11 and 12; he told me the work has been completed, but according to you, then there is \$110,000 additional that requires a resident engagement meeting to determine where to... [crosstalk]

RAYMOND RIBEIRO: That's correct, so the initial allocation of \$400,000 plus dollars was completed back in... I just lost it... in July and then the new allocation, we need the engagement process to determine how they want us to allocate the new funding.

CHAIRPERSON MENDEZ: Taylor-Wythe, \$120,000 FY 2012 and \$85,000 FY 2013.

RAYMOND RIBEIRO: Again, the older allocations are all complete, the 13 allocation requires resident engagement.

CHAIRPERSON MENDEZ: Council Member Levin, \$100,000 additional in 2014 to Taylor-Wythe.

RAYMOND RIBEIRO: What was the number, \$100,000?

CHAIRPERSON MENDEZ: \$100,000.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: So this can be consolidated, right?

RAYMOND RIBEIRO: 13-14 money?

CHAIRPERSON MENDEZ: Right.

RAYMOND RIBEIRO: Yeah, any 13 and 14 money is being consolidated to move... [interpose]

CHAIRPERSON MENDEZ: So that'll be \$185,000?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Diana Reyna, Hope Gardens, \$389,000, it says here pre-2008. I have it listed as HAM11HPTV. Says resident engagement meeting will begin in November 2013.

RAYMOND RIBEIRO: So Hope Gardens, we...
yeah, we have not done the resident engagement... we
have not commenced the resident engagement process.

CHAIRPERSON MENDEZ: So was this pre-2008
money?

RAYMOND RIBEIRO: I'm trying to... I'm
looking at that now; it does not appear to be; it was
not included in the 85 developments that we spoke of
at the hearing last year, so it looks like there is
a... [background comment] typo. Yeah, I... yeah,
actually you're... I believe that money may have been
repurposed, so I'll review that and get back to you.
'Cause I don't have it, actually on my 13 and 14
money either. So I think it was repurposed at some
point.

CHAIRPERSON MENDEZ: Hylan, Diana Reyna,
\$675,000, this is 2005 money. Says the project's in
construction; she has informed me that it's been
completed.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Borinquen Plaza,
\$1.4 million in 2012, \$1 million in 2013. She
informs me the project has been completed, but has

2013 money. Was that jockeyed along with the 2012 or is that still... does that still need a...

RAYMOND RIBEIRO: The Borinquen 13 money... all of the prior money was spent and completed, as the Council Member indicated, however the 13 money, we need to re-engage.

CHAIRPERSON MENDEZ: Cooper Park, \$150,000, FY 2013. She wanted clarification on this. So it's, I guess... this says 2013, though the number is HAM09CHTV. It says resident engagement meetings will start in November of 2013.

RAYMOND RIBEIRO: Yeah, I have it as a 2013 funding allocation; that we would begin the engagement with and complete by the end of 2014. So we will reach out to the Council Member's office to coordinate.

CHAIRPERSON MENDEZ: So this is for initial outfitting and the SOC or?

RAYMOND RIBEIRO: That is correct, I don't believe they have any additional work there, any prior work there, sorry.

CHAIRPERSON MENDEZ: So Bushwick II, it's listed as Council Districts 34 and 37, there is funding allocated in FY 2011, \$350,000 under Erik

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2 Martin Dilan; Diana Reyna informed me that when the
3 Schedule C was printed it mistakenly named Dilan;
4 it's actually her name; wants it corrected with her
5 name. [interpose]

6 RAYMOND RIBEIRO: Okay. Okay.

7 CHAIRPERSON MENDEZ: And she allocated an
8 additional \$400,000 in 2013; she says the work has
9 been completed; I'm assuming that's the \$350,000 and
10 the additional \$400,000 from 2013 has not been used;
11 is that correct?

12 RAYMOND RIBEIRO: Any of the 13
13 allocations have not been used. Correct.

14 CHAIRPERSON MENDEZ: Same issue, Bushwick
15 II, Council District 34 and 37. It is in Council
16 District 34; it's listed as an allocation from Erik
17 Martin Dilan and Diana Reyna allocated \$350,000 in FY
18 2013. This is waiting a resident engagement meeting?

19 RAYMOND RIBEIRO: For any new money we're
20 awaiting the resident engagement, correct.

21 CHAIRPERSON MENDEZ: The \$400,000 that
22 was previously listed, that says other, so I'm
23 assuming that's...

24 RAYMOND RIBEIRO: Probably... [interpose]

25 CHAIRPERSON MENDEZ: for...

RAYMOND RIBEIRO: BP money.

CHAIRPERSON MENDEZ: BP?

RAYMOND RIBEIRO: Yeah.

CHAIRPERSON MENDEZ: Letitia James,
Farragut Houses, \$100,000 in 2011, \$83,000 in 2012.
Was the project completed?

RAYMOND RIBEIRO: Construction is still
underway, but slated to be completed by the end of
this year.

CHAIRPERSON MENDEZ: Letitia James,
Whitman Houses, \$100,000 2011, \$83,000 2012, \$25,000
2013. The project is in construction.

RAYMOND RIBEIRO: Whitman Houses work is
100 percent complete as of October 9th, 2013; any of
the new allocations from 13 and 14 would go through
the same engagement process.

CHAIRPERSON MENDEZ: What is \$25,000; is
that repurposed, because we are only allowed to
allocate a minimum of \$35,000 capital?

RAYMOND RIBEIRO: Yeah, generally when
there are small numbers like that, they are leftover
money from other projects that get shifted around.

CHAIRPERSON MENDEZ: Okay. Letitia
James, Atlantic Terminal, \$100,000... it says 2013, but

the ID number is HAM05 and then \$179,000 in 2013 and the HAM number is... the ID number is HAM11.

RAYMOND RIBEIRO: No, all of the Atlantic Terminal money is pre-2012 and that has all been completed.

CHAIRPERSON MENDEZ: We're at project 110 of security cameras and we need to go to project 129... 19 more to go. So Ingersoll Houses, \$100,000... again, these say 2013, but the ID numbers are HAM11 and HAM12 for \$108,000.

RAYMOND RIBEIRO: Yeah, those are typos; the Ingersoll House's funding is pre-2012 and has been 100 percent complete as of October 9th of 2013.

CHAIRPERSON MENDEZ: Ingersoll... and it says 2013, but it's HAM12, \$72,000... [interpose]

RAYMOND RIBEIRO: Part of the...

CHAIRPERSON MENDEZ: in construction... completed? [crosstalk]

RAYMOND RIBEIRO: and complete. Complete.

CHAIRPERSON MENDEZ: Okay. Al Vann, \$200,000, 303 Vernon Avenue, Cameras are installed and operable?

RAYMOND RIBEIRO: That is correct.

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2 CHAIRPERSON MENDEZ: Al Vann, \$800,000,
3 FY 2010 for layered access; you are awaiting for a
4 Certificate to Proceed?

5 RAYMOND RIBEIRO: I'm sorry; which
6 development was that?

7 CHAIRPERSON MENDEZ: It has an address,
8 303 Vernon Avenue.

9 RAYMOND RIBEIRO: Yeah, so... so I have to
10 check on the... the camera work was done at that
11 particular location; however there is some lobby work
12 there that's being done under a separate contract; I
13 believe we're still waiting for the CP.

14 CHAIRPERSON MENDEZ: Uhm-hm. Al Vann,
15 Sumner Houses, \$875,000, 2014; he just allocated this
16 funding.

17 RAYMOND RIBEIRO: That's correct.

18 CHAIRPERSON MENDEZ: Resident engagement
19 meeting...

20 RAYMOND RIBEIRO: Not yet, but will be
21 scheduled.

22 CHAIRPERSON MENDEZ: Erik Martin Dilan,
23 Florentino Plaza, \$744,000 in 2009 and \$6,000 in
24 2010, so it says HAM09, so that may be for a total of
25 \$750,000. Cameras are installed and operable.

RAYMOND RIBEIRO: That is correct.

CHAIRPERSON MENDEZ: Erik Martin Dilan, Belmont-Sutter Area, the project is in construction, \$525,000, FY 2011. Project completed. [crosstalk]

RAYMOND RIBEIRO: Project is complete. The project is now complete.

CHAIRPERSON MENDEZ: Pre-2008 money, \$650,000, Erik Martin Dilan, Ocean Hill Apartments. This project was submitted to OMB and is awaiting a Certificate to Proceed.

[background comments]

RAYMOND RIBEIRO: So all the... Okay, all of the... I'm sorry... all of the CCTV work has been completed; the additional work, I believe we do now have the CP, so we're moving forward with the construction, we're in construction on the additional scope.

CHAIRPERSON MENDEZ: For the layered access work in the lobby?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: We're almost there. Tilden Houses, Darlene Mealy, FY 2011, \$248,000. The installation of cameras is complete, layered access control portion of this project is in construction.

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2	RAYMOND RIBEIRO: That's correct.	
3	CHAIRPERSON MENDEZ: Darlene Mealy,	
4	\$430,000, says FY 13, but this has HAM10... [crosstalk]	
5	RAYMOND RIBEIRO: At Brownsville?	
6	CHAIRPERSON MENDEZ: and then \$92,000 in	
7	2013, but it's HAM09, for Tilden Houses.	
8	RAYMOND RIBEIRO: Tilden Houses, a total	
9	of... over \$800,000 worth of work, so yeah, all of	
10	those are... all of those are 2012 monies and...	
11	[interpose]	
12	CHAIRPERSON MENDEZ: For cameras?	
13	RAYMOND RIBEIRO: For cameras and layered	
14	access.	
15	CHAIRPERSON MENDEZ: Okay, I see	
16	\$522,000. Says \$92,000 as other, so if there's other	
17	money coming in here... you're sayin' how much was	
18	total?	
19	RAYMOND RIBEIRO: Uh...	
20	CHAIRPERSON MENDEZ: 800?	
21	RAYMOND RIBEIRO: \$826,000.	
22	CHAIRPERSON MENDEZ: So accounted for	
23	here is... \$522,000. So there's a discrepancy of	
24	\$304,000.	
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RAYMOND RIBEIRO: Yeah, well I'll identify where that funding came from. [background comments] Yeah, I'd have to confirm that. Yeah, there may have been some State funding applied to this project as well and that may be the difference. No, I don't think there was... actually I might have that. [background comment]

CHAIRPERSON MENDEZ: Darlene Mealy, Brownsville, \$822,000; it says FY 2013, but it's HAM10, \$194,000; again it says 2013, but it's HAM09 and that's other... [crosstalk]

RAYMOND RIBEIRO: I'm sorry... what devel...

CHAIRPERSON MENDEZ: Brownsville Houses.

RAYMOND RIBEIRO: Brownsville.

CHAIRPERSON MENDEZ: So...

RAYMOND RIBEIRO: So Brownsville I have as all... Brownsville I have as all 2012 and earlier money.

CHAIRPERSON MENDEZ: Uhm-hm.

RAYMOND RIBEIRO: and that work is complete.

CHAIRPERSON MENDEZ: That's just a little over a million dollars.

RAYMOND RIBEIRO: Yeah, there's a... yes.

CHAIRPERSON MENDEZ: Charles Barron,
\$500,000 FY 12, Pink Houses. Project in
construction. Has that been completed?

RAYMOND RIBEIRO: Yes ma'am, it has.

CHAIRPERSON MENDEZ: Don't say ma'am; it
makes me feel old.

RAYMOND RIBEIRO: Sorry.

CHAIRPERSON MENDEZ: It's alright.
Charles Barron, 2014, \$500,000 for Boulevard Houses.
So that needs a resident engagement meeting.

RAYMOND RIBEIRO: That's correct.

CHAIRPERSON MENDEZ: Has that meeting
happened?

RAYMOND RIBEIRO: No, it has not.

CHAIRPERSON MENDEZ: 'Kay. Charles
Barron, Cypress Hills, resident engagement meeting...
2014 money. That will be scheduled, right?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: So we have a project
here in District 45, Jumaane Williams, there is money
from then Council Member Kendall Stewart. It's
\$2,000, so I'm assuming that was repurposed, so
leftover?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: And then we have \$1,000 from 2009; again that probably was leftover. And then Council Member Williams put \$250,000 in 2010 at Glenwood Houses. Council Member Williams could not confirm whether it was operational. So the cameras have been installed and all the work is completed?

RAYMOND RIBEIRO: 17 cameras operational as of July 2nd, 2013.

CHAIRPERSON MENDEZ: Can someone tour that with Council Member Williams so he can know that it's operational?

RAYMOND RIBEIRO: Sure.

CHAIRPERSON MENDEZ: Thank you. Domenic Recchia, Coney Island (Site 8). This project is in construction, \$325,000.

[background comments]

CHAIRPERSON MENDEZ: Completed?

RAYMOND RIBEIRO: Coney Island (Site 8), it's not in here; it's done, right? [background comment] Oh, I didn't see it; I'm sorry. The construction there is not completed, but all the cameras will be operational by the end of the year. Sorry.

CHAIRPERSON MENDEZ: To be completed by the end of the year. O'Dwyer Gardens. This project is in construction, \$325,000, FY 2010, Domenic Recchia.

RAYMOND RIBEIRO: That is correct. Again, construction's ongoing... [crosstalk]

CHAIRPERSON MENDEZ: To be completed?

RAYMOND RIBEIRO: ongoing construction; all the cameras will be operational though by the end of the year.

CHAIRPERSON MENDEZ: Mike Nelson, Council District 48, Nostrand. Cameras are installed and operable.

RAYMOND RIBEIRO: That is correct, July 3rd... [crosstalk]

CHAIRPERSON MENDEZ: That's a total of \$742,000?

RAYMOND RIBEIRO: Uhm...

CHAIRPERSON MENDEZ: No, more. \$942,500, FY '09.

RAYMOND RIBEIRO: So we've... we... I have we've paid the contractor \$508,000, so I don't know what the total allocation was, but all of the work is completed as of July 3rd.

CHAIRPERSON MENDEZ: As of July 3rd?

RAYMOND RIBEIRO: Correct. All the cameras are operating. [interpose]

CHAIRPERSON MENDEZ: We have two allocations -- one says 2009 and one says 2013; however, the HAM numbers are both 09; one allocation was for \$262,500 and the other was for \$680,000 and you're saying how much was already paid to the contractor?

RAYMOND RIBEIRO: \$508,000 total.

CHAIRPERSON MENDEZ: 580.

RAYMOND RIBEIRO: 5 0 8. I'm sorry.

CHAIRPERSON MENDEZ: Oh, 508?

RAYMOND RIBEIRO: Yes.

CHAIRPERSON MENDEZ: So there may be additional funding or it's just that the work needs to be approved before the last check is paid?

RAYMOND RIBEIRO: There may be some additional work. As I said, the work's completed, but there may be some additional payments that need to be made, and then any... if there are leftover funds, they would get either repurposed or allocated to additional work.

CHAIRPERSON MENDEZ: Okay. Sheepshead Bay, Council Member Mike Nelson, \$263,000 in 2009, \$681,000, says 2013, but it's HAM09; it says cameras installed and operational.

RAYMOND RIBEIRO: That's correct.

CHAIRPERSON MENDEZ: Has all that money been paid out to that contractor?

RAYMOND RIBEIRO: No.

CHAIRPERSON MENDEZ: How much has been paid?

RAYMOND RIBEIRO: Actually the \$508... it's actually \$509,000 that I referenced before, is lumped together, Sheepshead and Nostrand. So the \$600,000 allocation that you're referring to is... doesn't appear correct. [background comment] So I have to look at the \$600,000... the two allocations of \$262,500...

CHAIRPERSON MENDEZ: Uhm-hm.

RAYMOND RIBEIRO: those appear to be... I'm just trying to do the quick math in my head... those appear to be the \$500,000 plus that were spent with whatever... [crosstalk]

CHAIRPERSON MENDEZ: I see.

RAYMOND RIBEIRO: is the balance. So there's... the \$600,000 there I think is in question. So I'll confirm... check that and get back to you.

CHAIRPERSON MENDEZ: So the \$680,000 at Nostrand is in question and the \$681,000 at Sheepshead Bay is in question? [crosstalk]

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: And there may be just be some final approval before a check is cut?

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Dun-ta-da-dun... Staten Island. Mariner's Harbor, cameras are installed and operational. The Council Member has been informed that the work is completed. You can take her on a tour. And thank you very much.

Gentlemen, are there any questions I need to ask them at this point?

There is some... in your report in the very beginning, some money that needed to be repurposed; not... some of it... well not that much, depending on the district; some of my money's in here. Joel Rivera, \$213,000, South Bronx Community Corp. Senior Housing.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Is that the one
where the address is not in... [interpose]

RAYMOND RIBEIRO: That is correct.

CHAIRPERSON MENDEZ: in your portfolio?

RAYMOND RIBEIRO: Yes.

CHAIRPERSON MENDEZ: Cooper Houses, Diana
Reyna, \$150,000.

RAYMOND RIBEIRO: Yes.

CHAIRPERSON MENDEZ: Diana Reyna, \$5,000,
Hope Gardens.

RAYMOND RIBEIRO: Yeah, probably leftover
money from an older project.

CHAIRPERSON MENDEZ: Sara Gonzalez,
\$31,000, Red Hook Houses.

RAYMOND RIBEIRO: Correct.

CHAIRPERSON MENDEZ: Gale Brewer... I guess
these are the community centers that she was talkin'
about, at Harborview Terrace at WSUR, they were
different sites and those are three.

RAYMOND RIBEIRO: Uhm-hm.

CHAIRPERSON MENDEZ: \$416,000 at
Harborview -- that's the one that we discussed having
a meeting; is that correct?

RAYMOND RIBEIRO: That's the one.

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2 CHAIRPERSON MENDEZ: Feel free to invite
3 me to the meeting if you want. \$73,000 at Wise
4 Towers and another \$119,000 at Wise Towers; that
5 one's for the roof.

6 RAYMOND RIBEIRO: Correct.

7 CHAIRPERSON MENDEZ: Inez Dickens,
8 \$36,000 at St. Nicholas - day care center.

9 RAYMOND RIBEIRO: Yes.

10 CHAIRPERSON MENDEZ: \$2,000 at the
11 Tenants League at St. Nicholas, CCTV?

12 RAYMOND RIBEIRO: Yes.

13 CHAIRPERSON MENDEZ: Security cameras,
14 St. Nicholas, \$6,000. \$5,000 at Drew Hamilton. Well
15 that's Robert Jackson. So with this small amount of
16 money, you're talking to the Council Member about
17 repurposing it?

18 RAYMOND RIBEIRO: Yeah, generally
19 everything on this list is a result of meetings with
20 the Council Members where we are making certain
21 recommendations or making them aware of leftover
22 funding...

23 CHAIRPERSON MENDEZ: Uhm-hm.

24 RAYMOND RIBEIRO: so that repurposing can
25 occur.

2 CHAIRPERSON MENDEZ: Drew Hamilton,
3 Robert Jackson, \$5,000. Manhattanville, Robert
4 Jackson, \$67,000. Rosie Mendez, \$5,000 Bracetti
5 Houses, Bracetti Plaza. \$1,000 Gompers. I don't
6 know what to do with \$6,000. Jimmy Van Bramer,
7 security cameras, Queensbridge, \$76,000. Is that a
8 repurposing or was that a participatory budgeting
9 allocation?

10 RAYMOND RIBEIRO: I believe that was a
11 repurposing. I believe most of... [interpose]

12 CHAIRPERSON MENDEZ: Debi Rose, \$11,000
13 for canopy and landscape at New Lane Senior Center.

14 RAYMOND RIBEIRO: Think that was leftover
15 money.

16 CHAIRPERSON MENDEZ: And \$3,000 at Berry
17 and South Beach Houses, security cameras; that's
18 James Oddo.

19 RAYMOND RIBEIRO: Yes.

20 CHAIRPERSON MENDEZ: Okay.

21 RAYMOND RIBEIRO: Again, all of the... a
22 lot of these are the former security camera
23 allocations that can't be applied to the layer access
24 CCTV program... [crosstalk]

25 CHAIRPERSON MENDEZ: Okay.

RAYMOND RIBEIRO: so if... I mean we can certainly use the money for those, but they formally have to go through a repurposing 'cause they're not considered same scope.

CHAIRPERSON MENDEZ: There is a \$1 million allocation citywide prior to 2008 in Queens for FHA repossessed houses. NYCHA was working on a project schedule for Phase I of the FHA homes.

RAYMOND RIBEIRO: That's correct. So that is... that's one of the projects that I described in testimony that... the Council allocations will come after phases that are coming from other funding sources. We recently completed the first phase of work at the FHA homes, so the follow-up to that will be utilization of some of that City Council money to do additional work, now that that first phase has been completed.

CHAIRPERSON MENDEZ: You guys go this done quicker; I thought we were gonna be out'a here at 6:00 or 6:30, so it is now 5:20; I think I've asked everything I could ask. There is clearly some outstanding issues, additional funding is needed; a lot of this will be underway once a meeting is held with the resident association. Clearly you've made a

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lot of progress with the cameras and we all look forward to continuing to work to make life better for residents in public housing.

RAYMOND RIBEIRO: Thank you.

CHAIRPERSON MENDEZ: Thank you very much.
That's a wrap.

[gavel]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date January 10, 2014