

BOARD OF DIRECTORS MEETING
THURSDAY, JANUARY 25, 2024
A•G•E•N•D•A•

CALL TO ORDER - 2:00 PM

Mr. Pagán

1. **Executive Session | Facility Governing Body Report**

- NYC Health + Hospitals | Susan Smith McKinney Nursing and Rehabilitation Center
- NYC Health + Hospitals | Henry J. Carter Specialty Hospital
- NYC Health + Hospitals | Henry J. Carter Nursing Facility

Semi-Annual Governing Body Report (Written Submission Only)

- NYC Health + Hospitals | Sea View Nursing and Rehabilitation Center

2. **OPEN PUBLIC SESSION - 3:00 PM**

Mr. Pagán

3. **Adoption of the Board of Directors Meeting Minutes – January 12, 2024**

4. **Chair's Report**

Mr. Pagán

5. **President's Report**

Dr. Katz

6. Authorizing New York City Health and Hospitals Corporation (the "System") to execute a **99-year sublease (including tenant renewal options) with The Fortune Society, Inc.** or an affiliate housing development fund corporation formed for the transaction ("Fortune"), of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the "Building") and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds and 10 parking spots (the "Property") on the **NYC Health + Hospitals/Jacobi ("Jacobi")** campus to be renovated to create a multifamily residential building with 84 units of affordable housing for households earning less than 80% Area Median Income (AMI), community rooms, a lobby, and onsite social service suite including 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless, 25 units of affordable rental housing for low income households and 1 live-in super's unit at no charge other than an annual lease servicing fee of \$12,000 increasing by 5% every five years;

Mr. Pagán

and
Authorizing the System to enter into a **15-year contract with Fortune to provide on-site comprehensive supportive services** for the Building's residents at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000

(Presented to the Capital Committee: 01/19/2024)

Vendex: NA / EEO: NA

7. Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a contract **with Zaman Construction Corp (the "Contractor"), to undertake a roof replacement of NYC Health + Hospitals/ Woodhull Hospital as part of Correctional Health Services ("CHS") Outposted Therapeutic Housing Units ("OTxHU")**, for a construction contract amount of \$16,096,003, with an 11% construction contingency of \$1,778,981, to bring the total construction cost not to exceed \$17,874,984.

Mr. Pagán

(Presented to the Capital Committee: 01/19/2024)

Vendex: Approved / EEO: Approved

8. Authorizing the New York City Health and Hospitals Corporation ("NYC Health + Hospitals") to execute a requirements contract with **Polaris Electrical Construction Corp.** (the "Contractor"), for a not to exceed amount of \$8,000,000, to provide electrical related construction services on an as needed basis at various NYC Health + Hospitals' facilities over a term of two years.

Mr. Pagán

(Presented to the Capital Committee: 01/19/2024)

Vendex: Approved / EEO: Approved

9. Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute an **eight-month extension contract with Hawkins Delafield & Wood LLP (“Hawkins”) to continue providing bond counsel services** related to the structuring and continuing implementation of the System’s tax-exempt financing program for the period beginning December 1, 2023 through July 31, 2024 under the same terms and conditions of the existing contract - at hourly rates set forth - Partners, \$465 per hour; Senior Associates, \$415 per hour; Associates, \$390 per hour; Junior Associates, \$245 per hour; and paraprofessionals, \$160 per hour.
(Presented to the Finance Committee: 01/08/2024)
Vendex: Approved / EEO: Approved

Ms. Wang

COMMITTEE REPORTS

Mr. Pagán

- Finance Committee
- Capital Committee

Ms. Wang
Mr. Pagán

>>Old Business<<
>>New Business<<
>>Adjournment<<

Mr. Pagán

NEW YORK CITY HEALTH AND HOSPITALS CORPORATION

A meeting of the Board of Directors of New York City Health and Hospitals Corporation was held in room 1701 at 50 Water Street, New York, New York 10004 on the **12th day of January, 2024** at 8:00 A.M., pursuant to a notice, which was sent to all of the Directors of New York City Health and Hospitals Corporation and which was provided to the public by the Secretary. The following Directors participated in person:

1. Ms. Freda Wang
2. Dr. Mitchell Katz
3. Ms. Erin Kelly
4. Ms. Karen St. Hilaire
5. Ms. Sally Hernandez-Piñero
6. Dr. Shadi Chamany
7. Ms. Anita Kawatra
8. Ms. Jackie Rowe-Adams
9. Dr. Patricia Marthone

Freda Wang, Vice Chair of the Board, called the meeting to order at 8:06 A.M. Ms. Wang chaired the meeting and Colicia Hercules, Corporate Secretary, kept the minutes thereof.

Ms. Wang noted that Erin Kelly is representing Deputy Mayor Anne Williams-Isom, Karen St. Hilaire is representing Molly Wasow Park and Dr. Shadi Chamany is representing Dr. Ashwin Vasan- all in a voting capacity.

ACTION ITEM 1 - ADOPTION OF MINUTES

The minutes of the Board of Directors meeting held on December 14, 2023 were presented to the Board. Then, on motion duly made and seconded, the Board unanimously adopted the minutes.

RESOLVED, that the **minutes of the Board of Directors Meeting held on December 14, 2023**, copies of which have been presented to the Board be, and hereby are, adopted.

ITEM 2 - CHAIR'S REPORT

ACKNOWLEDGEMENT

Ms. Wang thanked Jackie Rowe-Adams for representing the Board at Sea View recognition event as the #1 ranked nursing home in NY State by Newsweek in 2024 for a second year in a row and as a high-performing nursing home in the nation for short-term rehabilitation and long-term care by US News and World Report.

Ms. Rowe-Adams shared highlights from her visit and the event. Seaview is an impressive campus. Ms. Rowe-Adams complimented the staff and CEO at Seaview for their impressive work and accomplishments.

VENDEX APPROVALS

Ms. Wang noted there are no items on the agenda requiring Vendex approval. There are three items from previous Board meetings pending Vendex approval. Two Vendex approvals have been received since the Board last met.

The Board will be notified as outstanding Vendex approvals are received.

ACTION ITEM 3:

Ms. Wang read the resolution

Approving the following **appointments of Directors to the Committees of the Board of Directors of New York City Health and Hospitals Corporation ("the Board") effective January 12, 2024 to complete the current terms of such appointments:** Anne Williams- Isom to the Capital Committee; Molly Wasow Park to the Capital Committee and Jackie Rowe-Adams to the Community Relations Committee in the capacity of Chairperson.

And

Approving the appointment of Anne Williams-Isom to the Board of Directors of the New York City Health and Hospitals Corporation's subsidiary, HHC Capital Corporation.

(Presented Directly to the Board 01/12/2024)

There being no questions, upon motion duly made and seconded, the Board unanimously approved the resolution.

OLD BUSINESS/NEW BUSINESS

ADJOURNMENT

Hearing no old business or new business to bring before the New York City Health + Hospitals Corporation Board of Directors, the meeting was adjourned at 8:12 A.M.



Colicia Hercules
Corporate Secretary

RESOLUTION - 06

Authorizing New York City Health and Hospitals Corporation (the “System”) to execute a 99 year sublease (including tenant renewal options) with The Fortune Society, Inc. or an affiliate housing development fund corporation formed for the transaction (“Fortune”), of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the “Building”) and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds and 10 parking spots (the “Property”) on the NYC Health + Hospitals/Jacobi (“Jacobi”) campus to be renovated to create a multifamily residential building with 83 units of affordable housing for households earning less than 80% Area Median Income, which includes 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless and 25 units of affordable rental housing for low income households, community rooms, a lobby, 1 live-in Superintendent's unit and an onsite social service suite at no charge other than an annual lease servicing fee of \$12,000 increasing by 5% every five years; and

Authorizing the System to enter into a 15-year contract with Fortune to provide on-site comprehensive supportive services for the Building’s residents at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.

WHEREAS, some New Yorkers under the care of NYC Health + Hospitals/Correctional Health Services are released from the New York City (the “City”) jail system with complex medical needs and find that existing housing programs are ill-equipped to support individuals with such medical needs, and that shelters are unavailable to people that require assistance with activities of daily living and

WHEREAS, pursuant to a New York City Department of Housing Preservation and Development (“HPD”) Supportive Housing Request-for-Qualifications, in July 2022, HPD selected Fortune, a not-for-profit corporation, from a pre-qualified list of developers who own and operate high-quality supportive housing to serve as the housing developer of the Property; and

WHEREAS, Fortune, one of the three New York City Department of Health and Mental Hygiene awarded Justice Involved Supportive Housing providers, has a strong record of providing social services and care coordination for those leaving the City jail system, and as a housing provider (emergency, transitional, and permanent supportive); and

WHEREAS, over its 55-year history, Fortune’s mission has been to support successful reentry from incarceration and to promote alternatives to incarceration which mission is carried out for many years through the operation of many transitional housing and permanent housing units with its highly diverse staff; and

WHEREAS, Fortune will be solely responsible for the gut renovation of the Building and creation of the described housing at an estimated cost of \$40,000,000 to be funded by a variety of City, State and private sources; and

WHEREAS, residents benefit from having the non-profit developer of supportive housing also be the on-site provider of comprehensive supportive services for Building residents because it eliminates the risk of miscommunication and conflicting agendas between the developer/landlord and the service provider; and

WHEREAS, a Public Hearing was held on December 13, 2023, in accordance with the requirements of the System's Enabling Act; and

WHEREAS, prior to lease execution, the proposed sublease is subject to the approval of the City Council and the Office of the Mayor.

NOW, THEREFORE, BE IT RESOLVED, that New York City Health and Hospitals Corporation (the "System") be and he hereby is authorized to execute a 99 year sublease (including tenant renewal options) with Fortune Society, Inc. or an affiliate housing development corporation formed for the transaction ("Fortune"), of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the "Building") and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds (the "Property") on the NYC Health + Hospitals/Jacobi ("Jacobi") campus to be renovated to create a multifamily residential building with 83 units of affordable housing for households earning less than 80% Area Median Income, which includes 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless and 25 units of affordable rental housing for low income households, community rooms, a lobby, 1 live-in Superintendent's unit and an onsite social service suite at no charge other than an annual lease servicing fee of \$12,000 increasing by 5% every five years; and

Authorizing the System to enter into a **15-year contract with Fortune to provide comprehensive on-site supportive services for the Building's residents** at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.

EXECUTIVE SUMMARY

GROUND LEASE AND SUPPORTIVE HOUSING SERVICES AGREEMENTS NYC HEALTH+HOSPITALS/JACOBI THE FORTUNE SOCIETY, INC.

- NEED:** Some New Yorkers under the care of the NYC Health + Hospitals/Correctional Health Services are released by the New York City (the “City”) jail system with complex medical needs such as cancer and kidney failure and find that existing housing programs are ill-equipped to support individuals with such medical needs, and that shelters are unavailable to people that require assistance with activities of daily living.
- PROPOSAL:** To address this need it is proposed that the System enter into a long-term ground lease with Fortune of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the “**Building**”) and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds (the “**Property**”) on the NYC Health + Hospitals/Jacobi (“**Jacobi**”) campus to be renovated to create a multifamily residential building with 83 units of affordable housing for households earning less than 80% Area Median Income, which includes 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless and 25 units of affordable rental housing for low income households, community rooms, a lobby, 1 live-in Superintendent's unit and an onsite social service suite. At the same time, the proposal is for the System to engage Fortune to provide a comprehensive supportive service for the Building’s residents.
- LESSEE AND** Fortune, a 55-year-old not-for-profit corporation, has as its mission to support successful
- CONTRACTOR:** reentry from incarceration and to promote alternatives to incarceration, thus strengthening the fabric of our communities. Fortune has provided high-quality social services for 55 years. Fortune serves approximately 10,000 clients annually with behavioral healthcare, employment training and placement, education, care coordination, housing, alternatives to incarceration, and other services in a “one-stop-shop” approach. Fortune is experienced in housing. It has operated a transitional shelter for 23 years, and permanent housing for 10 years. Currently it operates 120 units of permanent supportive housing in two buildings in Manhattan and the Bronx.
- SELECTION:** Pursuant to a New York City Department of Housing Preservation and Development (“**HPD**”) Supportive Housing Request-for-Qualifications, in July 2022, HPD selected Fortune from a pre-qualified list of developers who own and operate high-quality supportive housing to serve as the housing developer of the Property. Fortune is one of the three New York City Department of Health and Mental Hygiene awarded Justice Involved Supportive Housing

providers. Residents benefit from having the non-profit developer of supportive housing also be the on-site provider of comprehensive supportive services for Building residents because it eliminates the risk of miscommunication and conflicting agendas between the developer/landlord and the service provider.

PROPOSAL: Fortune will be solely responsible for the renovation the Building, management and operation of the Building and also the provision of the supportive services for the residents. Fortune will finance and execute the gut renovation of the Building and create a multifamily residential building with 83 units of affordable housing for households earning less than 80% Area Median Income (AMI), community rooms, a lobby, and onsite social service suite. There will be 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless, 25 units of affordable rental housing for low income households community rooms, a lobby, and 1 live-in super's unit. The transaction is scheduled to close on or about December 2024. Construction will immediately follow and is expected to take approximately 18 months.

TERMS: In view of the public benefit of the program and the particular benefit to the System's patients the occupancy fee shall be waived. Fortune shall, however pay an annual administrative fee of \$12,000 increasing by 5% every five years. Fortune shall be responsible for the cost of all utilities. At the 15th anniversary of the Sublease, any excess cash flow is to be split 1/3 to Fortune, 1/3 to project reserves, and 1/3 to the System.

The System will pay Fortune \$1,050,000 per year for the provision of supportive services for a total cost over the 15-year term not to exceed \$15,750,000.

FUNDING: The renovation of the Building will be financed by a variety of City, State and private sources. The cost of the System's services agreement with Fortune will be paid using the System's expense funds. Pursuant to the System's MOU effective July 1, 2005 with the City for the functional transfer of correctional health services, all expenses of Correctional Health Services are funded by the City. Thus, the cost of the Fortune services agreement will be funded by the City. The System will not be responsible for any of the costs of constructing or operating the property.

**Just Home:
Ground Lease for Housing
& Service Contract
for The Fortune Society, Inc.**

Board of Directors Meeting

January 25, 2024

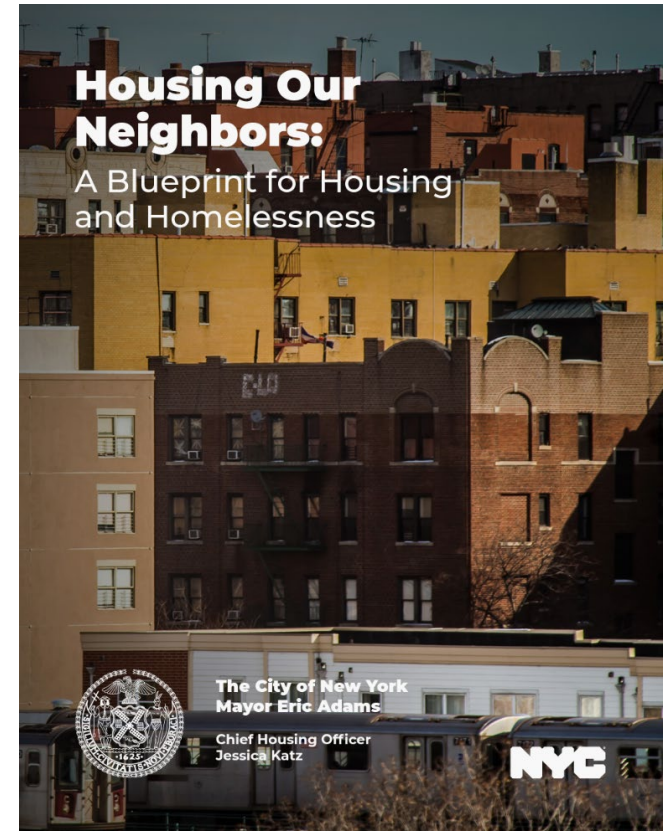
**Leora Jontef, AVP, Housing and Real Estate
Ellie Epstein, MPH, AVP, Correctional Health Service**

For Board of Directors Consideration

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a **99 year sublease (including tenant renewal options) with Fortune Society, Inc. or an affiliate housing development corporation formed for the transaction (“Fortune”), of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the “Building”) and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds (the “Property”) on the NYC Health + Hospitals/Jacobi (“Jacobi”) campus** to be renovated to create a multifamily residential building with 84 units of affordable housing for households earning less than 80% AMI, community rooms, a lobby, and onsite social service suite including 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless, 25 units of affordable rental housing for low income households and 1 live-in super’s unit at no charge other than an annual lease servicing fee of \$12,000 increasing by 5% every five years; and

Authorizing the System to enter into a **15-year contract with Fortune to provide comprehensive on-site supportive services for the Building’s residents** at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.

- The Housing for Health initiative launched in 2022 to provide housing supports and opportunities for vulnerable patients experiencing homelessness.
- H+H land assets provide an opportunity to create affordable and supportive housing for H+H patients and other New Yorkers in need.
- H+H partners with NYC Housing Preservation and Development (HPD) for the financing of these projects.
- H+H works to develop continuity of care with the local H+H facilities.

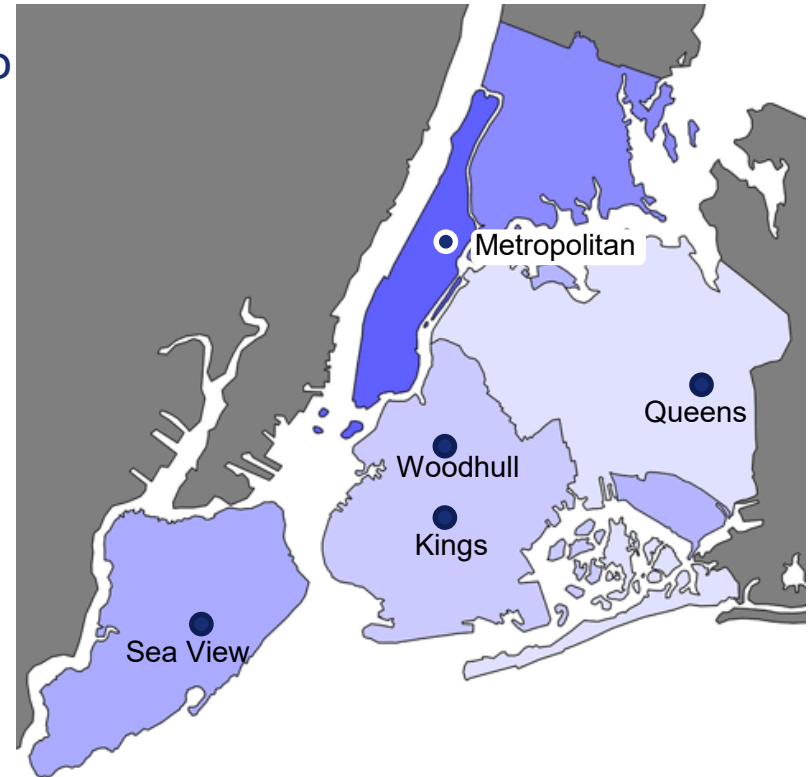


Background: Land Assets for Housing

There are 10 multifamily residential buildings on H+H land ground leased to developers who built affordable and supportive housing.

- Kings County: 673 units in 3 buildings
- Metropolitan Hospital: 532 units in 3 buildings
- Queens Hospital: 206 units in 1 building
- Seaview: 103 units in 1 building
- Woodhull: 181 units (1 building occupied the second in construction)

No projects have been developed on H+H land in the Bronx to date.



- NYC Health + Hospitals/ Correctional Health Services (CHS) provides health care services to people incarcerated in NYC's jails – almost 30% of whom are homeless.
- Existing housing programs are ill-equipped to support individuals with complex medical needs, and shelters are unavailable to people that require assistance with activities of daily living.
- As a result, many of these New Yorkers end up living on the street and/or cycling in and out of emergency departments, hospitals, or jails.

A new housing model is needed to support these individuals.

Just Home is an innovative housing initiative that will provide safe, accessible, affordable housing and wrap around supports for H+H patients with few/no other options.

Just Home: Permanent Supportive Housing

- Program Goal: To provide individuals permanent and affordable supported housing to help reduce the likelihood of homelessness, incarceration, and hospitalization.
- Target Population: Single adults released from NYC Department of Correction custody with complex medical needs and/or functional impairment, as determined by CHS. CHS will be the sole source of referrals.
- A non-profit will develop an under-utilized H+H property to create affordable apartment units. Seventy percent of the units will be for the target population above. The remaining 30% of units will be made available via the NYC Housing and Preservation Development's (HPD) Housing Connect service.
- CHS will also contract with the non-profit to provide tenancy support services, case management, and care coordination for adults in Just Home supportive housing.
 - Contracted services will be augmented by Medicaid-funded in-home and/or community-based care available from Jacobi or its H+H partners.

The Fortune Society: Developer & Service Provider

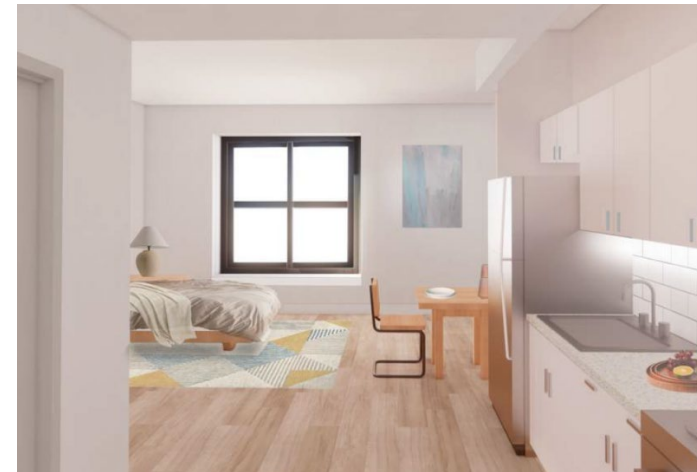
- In July 2022, NYC Department of Housing Preservation and Development (HPD) selected The Fortune Society from a pre-qualified list of non-profit developers who own and operate high-quality supportive housing to serve as the housing developer as Building 2 at Jacobi.
- Fortune is a 501(c)(3) organization with a mission to support successful reentry from incarceration and to promote alternatives to incarceration, thus strengthening the fabric of our communities.
- Fortune has operated transitional shelter for 23 years, and permanent housing for 10 years
 - Operates and maintains 120 units of permanent supportive housing in two buildings in Manhattan and the Bronx.
 - The Mandaela Community is a permanent supportive housing residence for 57 justice-involved seniors, within a larger senior residence.
- Fortune has provided high-quality social services for 55 years
 - Serves approximately 10,000 participants a year providing behavioral healthcare, employment training and placement, education, care coordination, housing, alternatives to incarceration, and other services in a “one-stop-shop” approach.
 - One of three DOHMH Justice Involved Supportive Housing (JISH) social service providers.



Address change from Seminole Ave. to
Pelham Parkway in process

Just Home: Adaptive Reuse of Building 2

- The Fortune Society will execute a 99 year ground lease with H+H for Building 2: Staff House and the surrounding grounds for a nominal fee.
 - Fortune will pay H+H \$12,000 per year as a lease servicing fee escalating by 5% every five years.
- Fortune will be required to renovate the building to become 83 units of affordable and supportive rental housing; be responsible for building operations and partner with H+H on patient referrals.
- The renovation will also include two community rooms, a resident-only test kitchen and culinary training center; and 24/7 security desk.
- Fortune is responsible to secure the ~\$40M financing from City, State and private funding sources as well as the HPD rental subsidy for supportive tenants.



- Fortune will be required to renovate the building to become 83 studios of affordable and supportive housing
 - 58 permanent supportive housing apartments for CHS patients
 - 25 affordable apartments marketed through NYC Housing Connect
 - 1 live-in super's apartment
- There will be a 60 year HPD regulatory agreement assuring rent stabilized leases and affordability for households earning less than 80% AMI (\$79,120 for a family of 1)
- All tenants will receive a rent stabilized lease and pay no more than 30% of their income on rent.
- Supportive tenants will be eligible for a rental subsidy.
- On-site services will be provided by Fortune via licensed clinical social workers, peers, case managers, and other specialists.

Just Home: On-Site Service Program

- Fortune will only accept referrals for Just Home units from CHS. Fortune will then complete a rigorous tenant screening process before making a determination about whether the individual will be offered a lease.
 - All acceptances are conditional upon the individual being released from custody.
- Fortune will provide tenancy support services, case management, and care coordination for adults in Just Home congregate supportive housing. This includes assisting tenants with:
 - Developing independent-living skills and/or arranging for necessary supports, care coordination, and tenacity support
 - Fostering positive social connections and community reentry
 - Obtaining benefits and transportation
 - Engaging in health care
- Contracted services will be augmented by Medicaid-funded in-home and/or community-based care available from Jacobi or its H+H partners.
- Fortune must maintain a 1:15 case management ratio, with appropriate qualifications to support the population. Tenants must also be able to access supportive service staff 24/7 via on-call system.
- There will be 24/7 security on the premises in addition to cameras.



Service Contract Due Diligence

- Residents benefit when the non-profit developer of supportive housing is also the on-site social service provider.
- Fortune has a strong record providing social services and care coordination for those leaving NYC jail system, and as a housing provider (emergency, transitional, and permanent supportive).
 - Fortune is one of the three NYC DOHMH awarded Justice Involved Supportive Housing (JISH) providers.
- Fortune will submit a budget for Correctional Health Services approval, not to exceed \$1,050,000/year.
- Contract cost is aligned with DOHMH's NYC Supportive 15/15 service awards and other supportive housing programs.
- Implementation Milestones: Contract will commence 90 days prior to the expected Temporary Certificate of Occupancy for the building.
- MWBE Status: Exempt, The Fortune Society is a 501(c)(3) non-profit.

Just Home Projected Timeline

2022 – Present:

- HPD designation of Fortune Society as developer in 2022
- H+H, HPD, and Fortune Society community engagement with electeds, CAB and Community Board
- H+H hosted public hearing at Jacobi on Dec 13, 2023
- CHS published FAQs on addendum [website](#)

2024:

- H+H Capital Committee and Board votes
- NYC City Council votes
- Fortune Society submits plans to DOB for approval
- Fortune Society secures public and private financing
- H+H and Fortune Society executes ground lease

2025:

- Fortune Society commences construction

2026:

- CHS and Fortune Society executes social service contract
- Occupancy

Board of Directors Request for Approval

Authorizing New York City Health and Hospitals Corporation (the “**System**”) to execute a **99 year sublease (including tenant renewal options) with Fortune Society, Inc. or an affiliate housing development corporation formed for the transaction (“Fortune”), of the 6 story Building 2: Staff House containing approximately 55,000 square feet (the “Building”) and the land on which it is located measuring approximately 30,000 square feet including surrounding grounds (the “Property”) on the NYC Health + Hospitals/Jacobi (“Jacobi”) campus** to be renovated to create a multifamily residential building with 84 units of affordable housing for households earning less than 80% AMI, community rooms, a lobby, and onsite social service suite including 58 permanent supportive housing units for formerly-incarcerated, medically-complex individuals who would otherwise be homeless, 25 units of affordable rental housing for low income households and 1 live-in super’s unit at no charge other than an annual lease servicing fee of \$12,000 increasing by 5% every five years; and

Authorizing the System to enter into a **15-year contract with Fortune to provide comprehensive on-site supportive services for the Building’s residents** at an annual cost of \$1,050,000 a year for a total cost over such term not to exceed \$15,750,000.

What does it mean to be a pre-trial detainee? Will Just Home residents be pre-trial detainees?

A pre-trial detainee is a person who is detained on Rikers Island awaiting trial, likely because the individual cannot afford bail. About 87% of people held on Rikers are pre-trial. Although potential Just Home residents will complete the initial screening and application process while detained, they cannot be in city custody at time of move-in.

Just Home is not a jail, and residents will not be detained or in custody. Just Home will be permanent apartments, and its residents will be free members of the community, just like the thousands of other justice-involved New Yorkers who are our neighbors.

How will Just Home residents be selected and screened?

First, CHS will identify patients with medical needs who are homeless and may be good candidates for Just Home. Specifically, CHS physicians and social workers will identify patients based on their clinical and social needs, including their medical conditions, comorbidities, and age.

CHS clinicians will consider the patient's entire health profile, including the severity of illness and the level of functional need. Primary health conditions may include cancer, congestive heart failure, chronic obstructive pulmonary disease (COPD), cirrhosis, and end-stage renal disease.

Next, Fortune will conduct its own tenant-screening process. Individuals assessed as posing a current risk of violence and individuals assessed as inappropriate for the independent, permanent housing model and level of services

provided would not be accepted. Fortune will draw upon its decades of experience providing high-quality social services and housing in making these determinations.

Just Home is not just housing but also an intensive social-service program. Residents who are unwilling to engage in programming and/or abide by the community rules and obligations of the lease will be screened out during the admissions process.

Finally, the courts will need to release the person back to the community in order for the person to move into Just Home. Neither CHS nor the Fortune Society will make the decision to release an individual from custody. Although residents may have a range of case resolutions (e.g. charges dropped; an Alternative to Incarceration agreement; time served), everyone will be out of the city's custody.

Residents will be encouraged to participate in programming, but participation is not required as a term of their lease. However, if a tenant is not adhering to the obligations of the lease, Fortune has the ability to remove them by terminating their lease.

Tenants in the apartments not designated for CHS patients will be filled through the New York City Department of Housing Preservation and Development (HPD) Housing Connect lottery system, with preference for residents of Bronx Community Board 11.

What does it mean for the Fortune Society to enter into a ground lease agreement with NYC Health + Hospitals?

Throughout the city, NYC Health + Hospitals has worked with developers to create affordable

housing on its land. In order to create this housing, Health + Hospitals executes 99-year ground leases with the developers. This allows Health + Hospitals to retain ownership of the land while providing developers the long-term control required to secure financing and operate the building.

Fortune will manage the design and construction work on Just Home, in consultation with HPD and Health + Hospitals, as needed.

Is Just Home a revenue-generating project for the city or NYC Health + Hospitals?

No. Just Home is not designed to generate revenue for the city or for Health + Hospitals. The building will NOT include market rate housing; it will be 100% affordable apartments. Health + Hospitals will not profit from its ground lease to The Fortune Society, a non-profit organization. Rent paid to the Fortune Society will support building operations, maintenance, and mortgage payments.

Who is paying for Just Home?

HPD will fund the renovation of the building into residential housing.

HPD will also provide a rental subsidy to the residents in the supportive housing apartments to help them pay rent. No tenant in the building will pay more than 30% of their income towards rent, which is standard for HPD-financed projects.

CHS has secured \$1 million in baselined, discrete annual funding through the city's Justice-Involved Supportive Housing (JISH) program to fund the social services provided at Just Home. This means the funding is included in the out years of CHS' budget, which is part of H+H's overall budget, overseen by the Health + Hospitals Board, the NYC Office of Management and Budget, and the NYC Council.

Is Just Home part of the Outposted Therapeutic Housing Units initiative at NYC Health + Hospitals/Bellevue, Woodhull, and North Central Bronx?

No. The Outposted units will serve CHS patients who are IN custody and require close access to the specialty care provided in the hospitals. Just Home residents may have similar medical conditions as those people served by the Outposted units, but they are free members of the community who have leases and are paying rent for their apartments.

Published: 1/9/24

NEW YORK CITY HEALTH AND HOSPITALS CORPORATION

A public hearing for proposed lease by the NYC Health + Hospitals to The Fortune Society, Inc. for the development of "Just Home," which will provide permanent, residential, affordable housing in building 2 at NYC Health + Hospitals/Jacobi Medical Center, together with certain surrounding land on the campus to be used for parking for the building was held on the 13th day of December, 2023, at 4 P.M., pursuant to a notice which was sent to all of the Directors of New York City Health and Hospitals Corporation and which was provided to the public by the Secretary. The following Board members were present:

Mr. José Pagán, Chairman of the Board of Directors
Dr. Mitchell Katz, President, NYC Health + Hospitals
Ms. Freda Wang, Vice Chair of the Board of Directors and Chair of Finance Committee
Ms. Sally Hernandez-Piñero, Chair of Audit Committee and MetroPlus Chair (Subsidiary)

CHAIR'S REMARKS

Mr. Pagán, called the meeting to order at 4:17 p.m. Mr. Pagán, chaired the meeting and Ms. Colicia Hercules, Corporate Secretary, kept the minutes thereof.

Mr. Pagán, advised all attendees that a Spanish interpreter was available upon request and the registration to address the panel/speak would end promptly at 5:30 p.m. Mr. Pagán provided instructions on how to submit written remarks.

Following the introduction of the members in attendance, Mr. Pagán stated that the public hearing was to present the proposed lease by the NYC Health + Hospitals to The Fortune Society, Inc. for the development of "Just Home" which will provide permanent, residential, affordable housing in Building 2 at NYC Health + Hospitals/Jacobi Medical Center, together with certain surrounding land on the campus to be used for parking for the building. The building will include affordable and supportive housing units for both the community and patients who are medically complex and formerly incarcerated, as well as a live-in super's unit. There are over 1600 units of affordable, supportive and senior housing on NYC Health + Hospitals campuses in Brooklyn, Manhattan, Queens, and Staten Island. No project has been developed on Health + Hospitals land in the Bronx to date. Just Home is part of the new Citywide Housing for Health Initiative.

As the developer of this project, The Fortune Society is a highly respected not-for-profit housing developer and social services provider that has provided high-quality social services for 55 years, transitional shelter

for 23 years, and permanent housing for 10 years.

Mr. Pagán noted that the public hearing must occur before receiving the approval from the Health + Hospitals Capital Committee, Board of Directors, Office of the Mayor and the City Council which will allow the President to enter into a long-term sublease with The Fortune Society, Inc.

THE FORTUNE SOCIETY PRESENTATION

Stanley Richards - President and CEO of The Fortune Society thanked all Board members/attendees and shared a brief anecdote of his history with the community and the hospital.

Mr. Richards, proceeded with an introduction of The Fortune Society, its history, services and community centers across the City and a description of their housing portfolio. Mr. Richards shared highlights from some of their projects for permanent supportive and affordable and the success stories from some of the residents.

Mr. Richards shared an overview of the Just Home proposed development. Just Home is a partnership between New York City Health + Hospitals, New York City Housing Preservation and Development and The Fortune Society. Just Home is an adaptive reuse of an existing building on the Jacobi Hospital campus, with 58 permanent supportive units for formerly incarcerated, medically complex individuals who would otherwise be homeless, 25 studios of affordable rental housing up to 60% AMI and 1 unit for live-in Superintendent. New York City Health + Hospitals will be the medical provider and referral source.

Mr. Richards also shared an overview of the Just Home program and its services, building amenities, site physical plans, and development timeline. The projected date of construction is 2025 with occupancy in 2026.

MODERATOR

Mr. Pagán proceeded to introduce Ms. Andrea Cohen, Senior Vice President and General Counsel, Moderator. Ms. Cohen reminded all that this public hearing concerns the proposed lease of Building 2 on the campus of NYC Health + Hospitals/Jacobi Medical Center, together with certain surrounding land on the campus, by the NYC Health and Hospitals Corporation to the not-for-profit organization The Fortune Society, Inc. The lease is for the development of permanent, residential, affordable housing and for related parking.

The building will include affordable and supportive housing units for both members of the community and H+H patients who are medically complex and formerly incarcerated, as well as a live-in super's unit.

Ms. Cohen advised all speakers of the logistics of the hearing, that this hearing is not a question/answer forum but rather a forum where members of the Board of Directors would listen to community's

comments and concerns for the allotted time. Ms. Cohen, reminded the attendees that Spanish interpreters are available upon request, registration would remain open until 5:30p.m. Ms. Cohen also provided instructions for the submission of written remarks.

Ms. Cohen proceeded to call on the registered speakers

SPEAKERS

1. John Zaccaro Jr., NYS Assembly Member, 80th District.
Assembly Member Zaccaro expressed his disappointment regarding the time of the day when the hearing is being conducted as it makes it challenging for working individuals to attend and shows lack of transparency and consideration for the community's feedback. Projects like "Just Home" should involve all stakeholders who have a responsibility to engage constituents with transparency, and with respect. Answers to many of the community questions regarding this project remain unanswered. This project is an effort on the City's need to draw revenue from unoccupied property of City's land. Assembly Member Zaccaro proposed alternate meaningful projects for the land use: affordable housing for seniors and veterans, a blood center, youth center.
2. Judith Clark, Community Justice Advocate, Hour Children.
Through her work, Ms. Clark understands the dire need for housing and services for people in re-entry, who are medically vulnerable. Having partnered with Fortune Society in many of their efforts to house woman in transition, Just Home Program is the much-needed response to many vulnerable and medically compromised individuals who seek stable permanent housing. Many of the participants have benefited from the programs and workshops that Fortune Society provides. Potentially at-risk individuals will become stable members of the community and their families; thus, enhancing public safety. Hour Children supports this innovative and much needed plan to address a serious need for permanent housing for medically vulnerable individuals emerging from jail.
3. April Cardena, Representing Council Member Elect Kristy Marmorato
Ms. Marmorato stands with the community and will not support the Just Home project. Ms. Marmorato shares the community's and staff's safety and wellbeing concerns with the implementation of this project. This project fails to align with New York City Health + Hospitals' mission statement to its commitment to protect and promote the health, welfare and safety of the community. The space, Ms. Marmorato proposed, should be used for victims of domestic violence, affordable senior and veteran housing.
4. Darren Mack, Co-Director, Freedom Agenda.
Mr. Mack shared brief highlights of his personal and professional life, including his struggles as a formerly justice-involved individual due to policies and practices that discriminate against people like himself.

Results from a public policy survey launched by The City in December 2021, names housing as their first priority for creating safe neighborhoods across all income levels and races. Freedom Agenda, and its members support the Just Home proposal. Housing is a human right and the most marginalized and vulnerable people in the City need help.

5. Wendell Walters, Manager for Policy and Advocacy at Osborne Association. Mr. Walter outlined some of the services and programs Osborne provides as a criminal justice service organization. Each year thousands of people are released after serving their time. In recent years more than half of those returning home from prison enter the overburdened New York City shelter system. Finding stable housing during reentry is by far the most important issue confronting these individuals as most lack income and are persistently discriminated against because of their conviction history. Shelters are ill equipped and unable to provide the necessary care in these cases. Without a project like Just Homes, individuals have no recourse but to seek medical care through the ER, which is a costlier way to get healthcare.
6. Ricardo Garcia, Private Citizen
As a veteran and advocate, Mr. Garcia proposed an alternate plan to the current proposal of Just Homes. The U.S. Census notes that there are 665,257 veterans living within New York State, and of those 144,550 reside in New York City many of whom struggle with homelessness and access to healthcare. Despite the Government efforts with programs and funding to address this issue, homeless is still prevalent among veterans. The James J. Peters Medical Center senior leadership would and is willing to work with New York City Health + Hospitals to redirect the Housing Initiative, to provide housing for the homeless veterans within New York City.
7. Ronald Colangelo, Vice President, Mothers Against 1900 Seminole
Mr. Colangelo stated the Just Home project is a mockery and provides an opportunity to former felons to commit other crimes in the community. The community does not need more police presence, they need more lights to prevent crime. Having a methadone clinic nearby also puts the community at risk when individuals struggling with addiction relapse. Even in jail settings, officers struggle to control the movement of drugs and crime. The Just Home project is a last attempt to prevent the Federal government from taking over Riker's Island due to excessive criminal conduct and drug use.
8. Grace Marrero, Founder and Chair - Ms. Marrero also shared remarks on behalf of Gonzalo Duran, a veteran, Founder and President of Devil Dog USA.
Mr. Duran expressed significant reservations regarding the Just Home Project. The plan to house formally jailed individuals with medical issues is not suitable for our community. The community has vehemently voiced its opposition to this project. His office has experienced a

substantial increase in veterans seeking supportive housing, many of whom are grappling with medical issues and those who have been displaced due to the recent increase in migrant influx. The opposition is primarily due to the perceived danger it poses to the community. While acknowledging the significant need for housing for incarcerated individuals, and recognizing the importance of humanitarian efforts, it is crucial that the community's voice is not overlooked. Ms. Marrero also shared her opposition to having formally incarcerated people in the community, even if it is a family member. The individuals being brought into the community will not be rehabilitated.

9. Albert D'Angelo, President of Morris Park Community Association
Mr. D'Angelo stated that the community has voiced their opposition of the project at multiple hearings and public forums. Some public elected officials like State Senator Natalie Fernandez, Assembly Member Michael Benedetto, Assemblyman, John Zaccaro, Councilwoman Marjorie Velasquez and Councilwoman Elect Kristy Marmorato have all publicly voiced their opposition to the project. The Bronx that has the highest crime rate, is the least healthy, the least educated, has the most homeless shelters and group homes per capita than any other Borough. The recidivism rate for drug crimes is 62.7%. Other felonies, 74.2% Property crimes 66.4%. The eviction process for residents breaking the rules could take up to a year. This community will ask elected officials to support any project that would benefit our community.
10. George Havranek, Director, Spencer Estate
Mr. Havranek expressed his opposition to the project and addressed Mr. Richards, acknowledging his accomplishments but stating he is an exception and the same outcome cannot be expected from all future residents. Mr. Havranek stated that the community is concerned about recidivism and shared statistics on recidivism rates. To suggest that rehabilitation is certain, is being disingenuous as humans are flawed. The community can benefit from housing for senior citizens and veterans. This project is another case of investor greed before community need.
11. Rita Zullo, Vice President, Allenton Avenue Homeowners and Tenants Association Community Based Organization.
Ms. Zullo shared her concerns, opposition about/to the proposed Just Home Project, and other alternatives for the land use. The community needs answers to many questions such as what were these individuals serving time for? Are any of the former criminals listed as sexual offenders, pedophiles or predators? Latitude of independence, clarity on what diagnosis and conditions these individuals are being treated for. Alternate location for the Just Home projects could be New York City Health + Hospitals/North Central Bronx or Lincoln. The current proposal can potentially put the community at risk. The lack of

transparency in this project allows for misinterpretation and assumptions. The space could be used for affordable housing for veterans or senior citizens.

12. Cassondra Warney, Senior Program Manager, Metro Team (NJ, NY + PA) The Corporation for Supportive Housing
Ms. Warney shared an overview of the services and programs available through the institution. Investment in support of housing is an important public safety strategy. Research study findings show that people who stay housed are significantly less likely to have future encounters with emergency rooms, shelters and jails. The current number of units available for people leaving Rikers is not enough to meet the needs of over 2,500 black and brown people who are disproportionately impacted by the homeless and criminal legal systems. Just Home is an important project that adds much needed affordable and supportive housing units and addresses inequities. It is also an alternative to the City's shelter system. Ms. Warney acknowledged the Fortune Society's incredible work.
13. Scott Blumenthal spoke on behalf of Chloe Breyer, Executive Director The Interfaith Center Of New York.
Mr. Blumenthal provided highlights about the Interfaith Center, and the reason that they are in support of the Just Home Project. The shared concerns of New York Faith leaders have included housing, immigration and prison re-entry. The Fortune Society has provided invaluable assistance and stability for everyone seeking their services. Many lived in their supportive housing at the Castle and Castle Gardens and work on reintegrating into their family, and very often volunteering to make their communities safer.
14. Patricia Haversham-Brown, Social Worker and Senior Director of Intensive Mobile Treatments
Ms. Haversham-Brown expressed her support of the Just Home project. The Just Home project will relief some of the burden on the shelter and emergency rooms which are overcrowded, some of whom are elderly with serious health conditions who have left Rikers and have no housing available.
15. Gina Caliendo, Private Citizen
Ms. Caliendo stated that rescheduling the meeting and proving no parking prevented community members from participating in the public hearing. Ms. Caliendo also shared her disappointment with Jacobi Hospital for years of not addressing parking issues and about the lack of transparency regarding the Just Home project. Many of the questions regarding the project remain unanswered, specially about the medical condition of the people who will be housed there and data supporting the effectiveness of the program and accountability of the Fortune Society. Staff at the facility have expressed their concerns about the project to members of the community.

16. Robert Press, Private Citizen

Mr. Press expressed his concerns about the clinical management of the individuals in the Just Home program where more than double the incarcerated people in Riker's Island missed medical appointments and there is no figure for those who refuse to take their medications.

Mr. Press inquired about the number of people who will reside in building 2, if more building will be built to accommodate the people from Riker's Island who will be in the program and whether a risk assessment has been done. Mr. Press shared statistics about this population, missed medical appointments, violence indicators and assaults.

17. Simon Yale, Community Board 11 Resident

Mr. Yale proposed the Bronx Psychiatric Center as an alternate and perhaps best suited setting to house individuals who exhibit violent behaviors. The use of building 2 for senior or veteran housing may not be the most appropriate as it will have an institutional feel not necessarily beneficial to that population. In terms of staff, and impending economic challenges, Mr. Yale asked about job security, and training fund.

18. Patricia Cambria, Private Citizen

Ms. Cambria expressed her concerns against the Just Home project. The Project jeopardizes children's safety and quality of life. Ms. Cambria questioned the System's, Fortune's and public official's transparency towards the public with the proposed project.

The community has proposed low-income housing for seniors and veterans, a battered women's shelter, housing for hospital staff, daycare for hospital workers children, a community center and a trade school for health services. Ms. Cambria referenced Bronx Borough President, Vanessa Gibson who spoke about the needs for this community including a great need for a blood center in the Bronx, and a birthing center.

19. Rochelle Mandina, Private Citizen

The residents have built a safe and close community, and yet outsiders have decided what is best for this community. This project will damage the lives of the people at Morris Park. Ms. Mandina and the community will hold all-involved in the project responsible for any adverse outcomes or attacks against the community. There is no good reason for the Just Home project at Jacobi except for the money, power and favors. Instead, the building should be used for senior and/or veteran housing.

20. Jeannine Timpone, Community Member

Ms. Timpone expressed her disappointment that the Just Home project continues on track despite the community's open opposition. Ms. Timpone looks forward to hearing that something much better will be

coming to the hospital in the near future. We the community are not telling you anything unjust. We are saying this is not the proper program for Jacobi. We, including our Senator, Assemblyman, Council, City Council, both current and incoming, are not for this project.

21. Roy Mandina, Private Citizen

Mr. Mandina expressed his opposition against the Just Home project. Recidivism rates are high and many of those placed in the housing units will likely re-commit crimes, thus making the community unsafe. The Fortune Society failed to report issues related to similar projects. The community has continuously asked for data to support Fortune's claims of proven success, but every request has gone unanswered. The lack of transparency speaks to fiscal mismanagement. The community will not support a project that endangers its children and elderly. Mr. Mandina asked NYC Health + Hospitals to consider the potential liability and litigation risks against the System if something unfortunate were to happen.

22. Patti Marinello, Private Citizen

Ms. Marinello spoke against the project and expressed her concerns regarding safety, transparency and the likelihood of recidivism.

23. Phyllis Nastasio, Private Citizen

Ms. Nastasio stated that the Bronx State would be a better place to house this population as there are no medically complex inmates at Riker's Island, they have mental health issues which are best addressed at a mental health facility. She clarified her understanding that these are not people from shelters but residents will be placed from Riker's Island, men who have committed crimes. Ms. Nastasio also indicated that one individual at the security deck is not sufficient and poses a security risks of having this population in the community.

24. Renata Raffi, Private Citizen

Residents were never officially informed of this project until later on following a leak of information to the community. Questions about the people and medical condition of those who will be housed in building 2 remain unanswered. The community should be allowed to review and select who is accepted into the program. Placing a project like Just Home in a residential area with no process is carelessness and a risk to the safety of its residents. The space would be better utilized for housing for veterans.

25. Lisa Ditomasso, Private Citizen

The individual being housed by the Just Home program poses a risk to the most vulnerable people in the community: children and the elderly. Associations with other justice involved individuals can lead to exposure to further criminal activities and negative influences. The Fortune Society has no concrete data that states their program is

beneficial. The project disregards the safety of the Jacobi hospital employees and the community.

26. Michael Kaess, Private Citizen

Just Home is not an experiment as opponents have called it. The Fortune Society has already demonstrated successful housing programs for the formerly incarcerated and addresses an unmet need in the City of New York. Quality permanent housing for the formerly incarcerated, who are too sick for Department of Homeless shelters that are ill equipped to meet their medical needs. With the housing crisis, the need for all types of new housing is immense. Many of the same opponents who have spoken at this hearing, have also objected to projects with affordable senior and veteran housing.

27. Sharlene Jackson-Mendez, Private Citizen

The failure of progressive policies has resulted in increased crime. Assisting justice involved individuals should never come at the expense of endangering the lives of the citizens. There is nothing that legally binds the Fortune Society to make sure that individuals participating in their program have not engaged in serious violent crimes, and no way to ensure that residents of the program have serious debilitating illnesses.

28. Ed Murphy, Private Citizen

The Bronx is no longer a marginalized dumping ground. Mr. Murphy stated his position against the Just Home project.

29. Efrain Gonzalez, Private Citizen

The Just Home project is going to create a public safety nightmare for a community that does not have the infrastructure to deal with that many formerly incarcerated in Morris Park. This population pose a risk to young children, elderly and the youth. The veterans need a support center and housing.

30. Robert Carmody, Private Citizen

Mr. Carmody stated that the space could be better utilized for housing for senior citizens and veterans. Programs like Just Home devalue community member's properties and will force some to leave their community.

31. Michelle Luciano, Private Citizen

The community is angry and would do anything to keep the children and families safe. Placing a group of ex-convicts in the community and confirming they have gone through a thorough screening process does not give the community any reassurance. Placing them in the community will increase crime in this neighborhood and will directly impact our lives.

32. Joseph Madia, Private Citizen

This community and the immediate surrounding neighborhood reject any project that does not give it a seat at the table where critical decisions are being made about the proposed lease. NYC Health + Hospitals has made claims that are either false or not credible about the project. The community wishes to know about the specific criteria and how rigorous will be the screening in the selection process. The law-abiding residents of these neighborhoods do not want individuals with criminal records in the community and fear for their safety. The proposal will only aggravate the criminal activities and hasten decay in these neighborhoods.

33. Gino Marmorato, Private Citizen

Mr. Marmorato stated that it is undisputed that it is essential to promote rehabilitation and integration for individuals who have served their sentence. However, balance must exist between this need and the safety and well-being of the community. Placing individuals with a history of criminal behavior in a facility so close to schools and play areas, raises concerns that have not been addressed sufficiently by any impact studies. Many lack faith in the organizations involved in this project, from the early onset, neither NYC Health + Hospitals, nor Fortune Society invited community input, nor were transparent with their plans and intentions.

34. Ryan Acquattro, Private Citizen

In his professional experience, Mr. Acquattro explained that any of the justice involved individual struggle with being discriminated against and most importantly, housing. There are people with disabilities and health conditions who are in an inadequate setting because of accessibility issues. There is no evidence to suggest that neighborhoods with Fortune Society's facilities have higher crime rates. The City needs this project. There are many people on Riker's Island who are only there because they do not have housing.

35. Bonnie Massey, Private Citizen

Ms. Massey expressed her support of this project. Although many have spoken against this project with concerns for their safety, Ms. Massey explained that people have a misconception of safety as formally incarcerated individuals are free to walk around the community and some are part of the community. There are veterans who are formerly incarcerated, and who are members of the community. As to their concerns about living close to pedophiles, the majority of sexual assault happens from somebody in their family. Projects like Just Home makes the community safer as it addresses a bigger issue of homelessness. Instead of excluding this group, the community should be demanding funding for all of the vulnerable people.

36. Austin Celestin, NYU Student and member of Open New York.

If housing is something the city lacks as a whole then it should be no surprise that affordable and supportive housing is non-existent

particularly in this area. The formally incarcerated and medically complex individuals that this project will cater to are some of the most vulnerable people in this City and at the most risk for homelessness. Housing stability is a foundation upon which those who have exited the criminal justice system can rebuild their lives from. Supportive Housing for seniors, veterans, victims of domestic violence, should be built alongside this project.

WRITTEN REMARKS

1. Serina Griffin - Member of The Freedom Agenda Organization

As a member of the Freedom Agenda organization, Ms. Griffin wrote to express her full support for the Just Home project. Just Home will create much-needed supportive and affordable housing in a part of the Bronx that has very little of it, and it will provide a dignified and service-rich environment for some of the most vulnerable neighbors to thrive. Individuals who are exiting incarceration with late-stage and complex health conditions deserve the dignity and stability of housing, and Just Home's location on the Jacobi Medical Center campus will give its residents access to essential medical care. Ultimately, providing affordable housing promotes public safety for everyone in our neighborhood.

2. Vivian Kim - Morris Park Resident and Local Employee

As a Morris Park resident and local employee, Ms. Kim fully supports the Just Home project planned. Just Home will create much-needed supportive and affordable housing. Housing is healthcare, and this project will be lifesaving for many of its residents with late-stage and complex health conditions.

3. Betsiti Araya - Morris Park Resident

Just Home will create much-needed supportive and affordable housing and will provide individuals who are exiting incarceration with late-stage and complex health conditions access to essential medical care. This project will be a crucial asset to our community's well-being.

4. Safiyah Samad - Morris Park Resident

As a Morris Park resident writing to express full support for the Just Home project planned for 1900 Seminole Avenue. Just Home will create supportive and affordable for some of our most vulnerable population. Providing critical care to individuals who are exiting incarceration with late-stage and complex health conditions. Ultimately, providing affordable housing promotes public safety for everyone in our neighborhood.

5. Emma McGill - Morris Park Resident and Student

Ms. McGill shares her full support for the Just Home project planned for 1900 Seminole Avenue. This project will be lifesaving for many of its residents who are exiting incarceration with late-stage and

complex health conditions. These residents deserve the dignity and stability of housing.

6. Maxwell Ackerman - Morris Park Resident and Student

Mr. Ackerman expressed his full support for the Just Home project as it will create crucial supportive and affordable housing for individuals who are in their re-entry transition with late-stage and complex health conditions. The program's location on the Jacobi Medical Center campus will give its residents access to essential medical care.

7. Dr. Marc Shi, MD, MSC, AAHIVS

As a primary care physician working in the Bronx, and in particular caring for people with histories of homelessness, Dr. Shi expressed his full support for the Just Home project planned for 1900 Seminole Avenue. Just Home will create much-needed supportive and affordable housing and will provide a dignified and service-rich environment for one of the most vulnerable population. These facilities can truly be lifesaving in their provision of much needed stability and care for people who may not otherwise have access to safe, stable housing.

8. Neil Miller - Member of Open New York

Writing in support of the proposal to use a building at Jacobi Medical Center for supportive housing for seniors and critically ill individuals leaving jail. Ensuring vulnerable New Yorkers have stable housing, preventive care and access to social services and medical care, it is less likely that they will end up at Jacobi in desperate circumstances. Additionally, as a member of Open New York, and a resident who is heartbroken by the City's homelessness crisis, this proposal is a step to improve the quality of life for hundreds of people for decades to come.

9. Elizabeth Denys, Board Member of Open New York

Just Home will create approximately 83 badly-needed apartments, including 58 permanent, supportive housing units for the formerly incarcerated with complex medical needs and 24 affordable homes. The proposed site is a well-positioned to provide badly needed supportive housing, and every neighborhood in New York City needs to be contributing towards ending our housing crisis, especially at sites within districts like this one that have built incredibly little new affordable housing.

10. Grace O'meara, Member of Open New York

Ms. O'meara supports the Bronx Just Home project which is critically important to creating more affordable housing. Building more housing will allow for a more just and equitable city.

11. Ariella Katz Miller

Ms. Katz Miller shared her support for the proposed use of a building at Jacobi Medical Center for supportive housing for seniors and

medically complex individuals leaving jail. As a lawyer, Ms. Katz Miller has seen firsthand the challenges that formerly incarcerated people, particularly those with disabilities, face when transitioning to life after prison, and the importance of supportive housing and care. Just Home can give hundreds of people a chance to live the remainder of their lives with dignity, and play a role in stemming the homelessness crisis that plagues our city.

12. Roland Nimis, Member of Open New York

Mr. Roland expressed his strong support for the "Just Home" proposal for Jacobi Medical Center. New York is in the middle of a crushing housing crisis and allowing underutilized hospital space to be converted to housing for some of the most needy and vulnerable residents is an important and urgently needed step the city can take to address it.

13. Will Proctor, New Yorker and a Member of Open New York

Expressed his unequivocal support for the "Just Home" proposal for Jacobi Medical Center. Due to decades of demand for housing outpacing the pace of new building, New York is in the middle of a crushing housing crisis. Rents are rising across the city and people of all incomes are getting displaced. Allowing underutilized hospital space to be converted to housing for the most needy and vulnerable residents is an important and urgently needed step the city can take to address the housing shortage.

14. Diana Finch, Resident of Bronx Community Board 11

Ms. Finch is a resident of Bronx Community Board 11 who filed an ethics complaint against the Board for the conduct of the September 2022 meeting, in which community members against the project shouted down and threatened the speakers in favor, without being reprimanded or removed from the meeting. Ms. Finch strongly emphasized the continuing local opposition to Just Home is based solely on egregiously exaggerated misinformation. Some residents and leaders of local community associations - are constantly spreading untruths about who the Just Home residents will be, their backgrounds, conditions, selection process, circumstances of their residency, and how Just Home will be run. The 2-page information sheet recently circulated by NYC Health + Hospitals and The Fortune Society addresses every one of the exaggerated, untruthful objections to the Just Home project. Ms. Finch encouraged the System to continue to educate the community on the program.

15. Cynthia Stuart - Chief Operating Officer

Supportive housing is deeply affordable housing with on-site case management services that help tenants with whatever challenges they have to staying housed and healthy. Supportive housing has key features such as an attractive and well-built physical space and accountability of the non-profits who are providing the services. Just Home will serve a medically-challenged population which is why its

proximity to Jacobi Medical Center is so important. Supportive housing has a long history of community opposition: people are often afraid of its impact if they have never seen it. Perhaps the community's fear of this project stems from lack of familiarity: Community Board 11 has only two residences in it, serving a total of 100 people. That is 1% of the housing in the Bronx and two tenths of one percent of the total number of supportive apartments in the City.

16. Josh Goodman, Medical Student and Member of Open New York

Mr. Goodman expressed his strong support for the "Just Home" proposal for Jacobi Medical Center. Mr. Goodman sees the toll that homelessness takes on people. They lose social ties to family and friends which increases the likelihood of abusing alcohol or drugs, go without needed medical care resulting in bad health outcomes. Using an empty building on the Jacobi campus to create housing with supportive services for the City's most vulnerable residents is an extremely important step to take amid the crushing housing crisis New York is facing.

17. Olivia Killingsworth, New Yorker, and Member of Open New York

New York is in the middle of a crushing housing crisis and allowing underutilized hospital space to be converted to housing for the most needy and vulnerable residents is an important and urgently needed step the city can take to address it.

18. Sachi Takahashi-Rial Board Member of Open New York

Expressing strong support for the "Just Home" proposal for Jacobi Medical Center. New York is in the middle of a crushing housing crisis. The use of underutilized space at Jacobi Medical Center for supportive housing for the most vulnerable residents is an is urgently needed to address the increasing crisis.

MEETING ADJOURNMENT

There being no other registered speaker Ms. Cohen thanked the presenters and the public hearing concluded at 7:18 P.M.

A handwritten signature in blue ink, appearing to read 'Colicia Hercules', is written over a horizontal line.

Colicia Hercules
Corporate Secretary

RESOLUTION - 07

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with **Zaman Construction Corp (the “Contractor”), to undertake a roof replacement of NYC Health + Hospitals/Woodhull Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”)**, for a construction contract amount of \$16,096,003, with an 11% construction contingency of \$1,778,981, to bring the total construction cost not to exceed \$17,874,984 with the project anticipated to start in March 2024 for a duration of 12 months.

WHEREAS, the existing roof of NYC Health + Hospitals/Woodhull Hospital (“Woodhull Hospital”) is over 40 years old, and is at the end of its service life; and

WHEREAS, during Hurricane Henry in 2021 and a heavy rainstorm on September 29, 2023, substantial water infiltration occurred from the roof and created flooding at the 10th floor; and

WHEREAS, the roof requires immediate replacement to prevent further damage to the building and critical infrastructure, and to prevent the interruption of hospital services to the community; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on December 12, 2023, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services as required in the contract documents; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Zaman Construction in the amount of \$17,874,984, to undertake the roof replacement at NYC Health + Hospitals/ Woodhull Hospital with the project anticipated to start in March 2024 for a duration of 12 months.

EXECUTIVE SUMMARY
ROOF REPLACEMENT CONTRACT
ZAMAN CONSTRUCTION

CONTRACT SCOPE: Roof replacement

NEED: NYC Health + Hospitals facilities needs general construction services to undertake the roof replacement project at Woodhull Hospital due to an analysis of the current conditions of the roof.

CONTRACT DURATION: 1 year

PROCUREMENT: A competitive sealed bid was issued and two contractors submitted bids. Bids were opened on December 12, 2023 and Zaman Construction was determined the low, responsible and responsive bidder for a contract not to exceed total of \$17,874,984.

SIMILAR EXPERIENCE: Contract with the Metropolitan Transportation Authority for a roof replacement for \$30 million where the project was delivered on time and with the New York City Human Resources Administration for roofing, paving and façade work for a value of \$3.4 million. They received a “good” rating from the MTA and an excellent rating from HRA. The vendor does not have any prior experience with NYC Health + Hospitals.

CONTRACT AMOUNT: Not to Exceed \$17,874,984.

PASSPORT APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Contractor is a certified MWBE contractor, therefore 100% of the contract is MWBE



To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Franco Esposito *Franco Esposito*
Senior Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Zaman Construction Corp.

Date: January 5, 2024

The below information indicates the vendor's status as to responsibility, EEO and MWBE as provided by the Office of Facilities Development and Supply Chain:

Vendor Responsibility

Approved

EEO

Approved

MWBE

100%

Request for Contract Approval for Woodhull Outposted Therapeutic Housing Unit (OTxHU) Roof Replacement to Zaman Construction Corp.

**Board of Directors Meeting
January 25, 2024**

Manny Saez, PhD., Vice President of Facilities Development
Oscar Gonzalez, CCM, Senior Assistant Vice President, Facilities Development
Cary Cheung, Senior Assistant Vice President, Correctional Health Services
Luis Mendes, Senior Director, Facilities Development

Board of Directors Consideration

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with **Zaman Construction Corp** (the “Contractor”), to undertake a roof replacement of NYC Health + Hospitals/Woodhull Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a construction contract amount of \$16,096,003, with an 11% construction contingency of \$1,778,981, to bring the total construction cost not to exceed \$17,874,984 with the project anticipated to start in March 2024 for a duration of 12 months.

➤ Woodhull OTxHU Second Phase

- Restacking of current hospital operations to clear the 9th and 10th floors for the Woodhull OTxHU has been completed.
- The second phase of Woodhull OTxHU is the roof replacement. This is necessary to support the OTxHU required recreation deck.

➤ Urgency to Proceed with Roof Phase

- The existing roof is nearing the end of its service life and there has already been significant patching to the roof.
- The roof integrity is more vulnerable as a result of the OTxHU restacking work.
- During recent storms including the one on September 29, 2023, substantial water infiltration occurred from the roof and created flooding at the 10th floor. Subsequent rain events have resulted in further leaks.
- The roof requires immediate replacement to prevent further damage to the building and critical infrastructure, and to prevent the interruption of hospital services to the community.
- This roof work is an integral part of the Woodhull OTxHU project but is prerequisite to the design and construction phase of the project that will need review and approval by the New York State Commission on Correction or the NYC Department of Correction.

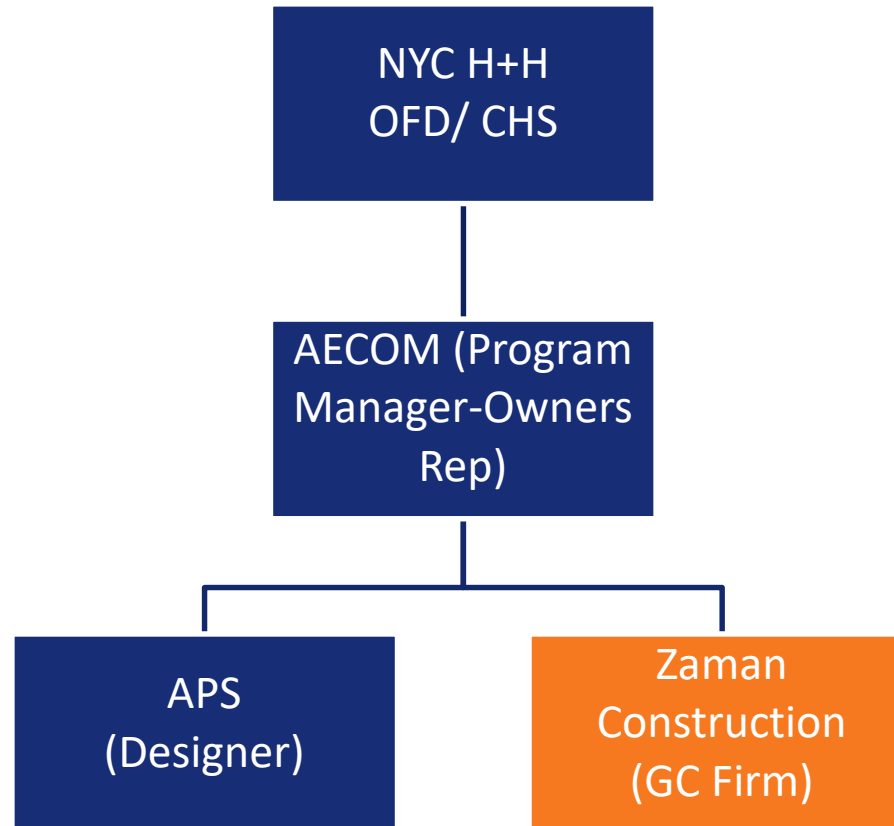
Woodhull Roof Replacement Project

- Design completed for Woodhull OTxHU roof replacement on May 15, 2023.
- Woodhull OTxHU roof replacement (52,545 sf with six typical roofing systems)
 - Remove existing roof in this area
 - Install roof system (matches the rest of roof replacement)
 - Vapor barrier, sloped concrete to drainage, drainage mat, pavers, and fluid applied membrane
 - Replace lightning protection system
 - Replace roof drain and storm drainage system
 - Railing extension
- Bids were requested and received for a lump sum contract with a General Contractor (GC). Bids included alternate estimates for the foundation necessary for the OTxHU.
- We are proceeding with the construction of the roof replacement in anticipation of Woodhull OTxHU.
- Construction to start March 2024 and will be completed by March 2025.

Overview of Roof Procurement

- 10/20/23: Posted on City Record
- 10/30/23 and 10/31/23: Pre-proposal conference call; 17 vendors attended
- 12/12/23: Bid deadline, 2 bids received
- 12/18/23: Determination of low bid finalized, and contractor was selected based on the lowest bid amount and responsibility requirements

Woodhull Roof Replacement Team



Project Budget

| Description | Amount |
|--------------------------------|---------------------|
| Design | \$788,724 |
| Construction Base Contract | \$16,096,003 |
| Construction Contingency (11%) | \$1,778,981 |
| Total Project Budget | \$18,663,708 |

- Project is fully funded by OMB for a total of \$18,663,708.
- CP of \$11,663,708 was approved on March 1, 2023 by OMB, and a CP amendment of \$7,000,000 was submitted and is pending with OMB for approval on October 13, 2023.
- The construction base contract amount is \$16,096,003, construction contingency amount is \$1,778,981, and total construction amount is \$17,874,984.
- Design was completed by Architectural Preservation Studio.

MWBE and Ratings

- Zaman Construction Corp. is a certified MWBE contractor.
- No previous work with H+H – one good and one excellent rating for work for the Department of Social Services (DSS).
- Zaman provided two positive references:
 - MTA roof replacement - \$30 million, delivered on time
 - DSS roofing, paving, façade - \$3.4 million

Board of Directors Approval Request

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a contract with Zaman Construction Corp (the “Contractor”), to undertake a roof replacement of NYC Health + Hospitals/Woodhull Hospital as part of Correctional Health Services (“CHS”) Outposted Therapeutic Housing Units (“OTxHU”), for a construction contract amount of \$16,096,003, with an 11% construction contingency of \$1,778,981, to bring the total construction cost not to exceed \$17,874,984 with the project anticipated to start in March 2024 for a duration of 12 months.

RESOLUTION - 08

Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with **Polaris Electrical Construction Corp.** (the “Contractor”), for a not to exceed amount of \$8,000,000, to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years.

WHEREAS, NYC Health + Hospitals requires electrical related construction services from time to time for small projects throughout NYC Health+ Hospitals facilities; and

WHEREAS, NYC Health + Hospitals NYC Health + Hospitals has determined that the need for such services can be best met by utilizing electrical related construction contractors, on an as-needed basis, through a requirements contract; and

WHEREAS, in accordance with Operating Procedure 100-5 a solicitation was issued, pursuant to which bids were received and publicly opened on November 11, 2023, and NYC Health + Hospitals determined that the Contractor submitted the lowest responsible bid; and

WHEREAS, the proposed contract is one of three that NYC Health + Hospitals proposes to execute pursuant to this solicitation; and

WHEREAS, the Contractor has met all, legal, business and technical requirements and is qualified to perform the services as required in the contract documents; and

WHEREAS, the overall responsibility for the administration of the proposed contract shall be with the Vice President, Facilities Development.

NOW, THEREFORE, be it

RESOLVED that the New York City Health and Hospitals Corporation be and hereby is authorized to execute a contract with Polaris Electrical Construction Corp. in the amount of \$8,000,000 to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals facilities over a two-year period.

**EXECUTIVE SUMMARY
JOB ORDER CONTRACT
POLARIS ELECTRICAL CONSTRUCTION CORP.
(GENERAL CONSTRUCTION)**

CONTRACT SCOPE: Electrical Related Construction Work

NEED: NYC Health + Hospitals facilities needs electrical related construction services to perform small jobs on an as needed basis at its facilities throughout New York City. Due to fluctuating demands, such smaller projects can best be handled by contractors on an as-needed basis, via requirements contracts.

CONTRACT DURATION: 2 Years

PROCUREMENT: A competitive sealed bid was issued and four contractors submitted bids. Bids were opened on November 11, 2023 and Polaris Electrical Construction Corp. was determined the low, responsible and responsive bidder for a contract not to exceed total of \$8,000,000.

SIMILAR EXPERIENCE: Contract with the Fire Department of New York (“FDNY”), for electrical construction work. They received a “good” rating from the FDNY. The vendor does not have any prior experience with NYC Health + Hospitals.

CONTRACT AMOUNT: Not to Exceed \$8,000,000.

PASSPORT APPROVAL: Approved

EEO APPROVAL: Approved

MWBE STATUS: Committed to a 30% MWBE Goal. 10% subcontract to Milad Contracting and 20% subcontract to Skyline Contracting.

To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Franco Esposito *Franco Esposito*
Senior Counsel
Office of Legal Affairs

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Polaris Electrical Construction Corp.

Date: January 5, 2024

The below information indicates the vendor's status as to responsibility, EEO and MWBE as provided by the Office of Facilities Development and Supply Chain:

Vendor Responsibility

Approved

EEO

Approved

MWBE

30%

Polaris Electrical Construction Corp Electrical Job Order Contract Request for Approval

**Board of Directors Meeting
January 25, 2024**

**Manny Saez, PhD, Vice President, Office of Facilities Development
Mahendranath Indar, AVP, Office of Facilities Development**

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with **Polaris Electrical Construction Corp.** (the “Contractor”), for a not to exceed amount of \$8,000,000, to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years

Background / Current State

- Three Electrical and Mechanical/HVAC contracts were awarded in 2022 to Jemco, MacFhionnghaile & Sons and EIA Electrical, but EIA Electrical subsequently went out of business.
- We are looking to enter into contract with one new vendor so that three active contracts are available to meet demands throughout the system.
- Each contract is for \$8M for two years

| Contractor | Original Contract Award | Number of Work Orders Issued | Total Value of Work Orders Issued to Date | Remaining Contract Value |
|------------------------|-------------------------|------------------------------|---|--------------------------|
| Jemco | \$8,000,000 | 22 | \$3,211,573.50 | \$4,788,426.50 |
| MacFhionnghaile & Sons | \$8,000,000 | 6 | \$1,879,487.90 | \$6,120,512.10 |

Procurement

- Public bids opened on November 11, 2023 for one contract of \$8M, to provide Electrical related construction services. The contract will be for a two year term.
- Polaris Electrical Contractors was the lowest responsible bidder for EL3
 - **Lowest multiplier submitted by Polaris – 1.19**
 - Previous EL1 low bid multiplier was 1.03(EIA)
 - Bids submitted by Polaris, Gilston Electrical Contracting, and ATJ Electrical Contracting
- Polaris received a “Good” rating in MOCs from FDNY, no past H+H work

MWBE

➤ 30% WBE subcontractor Utilization Plan

| Subcontractor | Certification | Supplies/Services | Utilization Plan |
|---------------------|---------------|-------------------|------------------|
| Milad Contracting | MBE | Electrical | 10% |
| Skyline Contracting | MBE | Electrical | 20% |
| TOTAL | | | 30% |

- Authorizing the New York City Health and Hospitals Corporation (“NYC Health + Hospitals”) to execute a requirements contract with **Polaris Electrical Construction Corp.** (the “Contractor”), for a not to exceed amount of \$8,000,000, to provide electrical related construction services on an as-needed basis at various NYC Health + Hospitals’ facilities over a term of two years

RESOLUTION - 09

Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute an **eight-month extension contract with Hawkins Delafield & Wood LLP (“Hawkins”)** to continue providing bond counsel services related to the structuring and continuing implementation of the System’s tax-exempt financing program for the period beginning December 1, 2023 through July 31, 2024 under the same terms and conditions of the existing contract - at hourly rates set forth - Partners, \$465 per hour; Senior Associates, \$415 per hour; Associates, \$390 per hour; Junior Associates, \$245 per hour; and paraprofessionals, \$160 per hour.

WHEREAS, the System currently finances major capital projects, ongoing capital improvements and major movable equipment through funds received from the proceeds of tax-exempt bonds and/or leases issued by the System or by other issuers on behalf of the System; and

WHEREAS, the specialized services of experienced bond counsel are needed to prepare and review documents, to issue formal independent legal opinions relating to security and tax law, and other areas, and to provide related legal advice; and

WHEREAS, Hawkins has served as bond counsel to the System since 1995, and was most recently selected to continue serving in that role through a competitive Request for Proposal (“RFP”) conducted in 2018;

WHEREAS, Hawkins’ extensive health care experience and reputation among the credit rating agencies and the investment banking community has served the System well in the past; and

WHEREAS, this eight-month extension of the existing bond counsel service will provide for the continuation of bond counsel services until the awarding of new contracts under a RFP for comprehensive legal services (including bond counsel service) being conducted by the Office of Legal Affairs; and

WHEREAS, the overall management of this extension contract will be under the direction of the Senior Vice President, Finance/Chief Financial Officer and Vice President, Finance.

NOW THEREFORE, be it

RESOLVED, that the New York City Health and Hospitals Corporation be and hereby is authorized to execute an eight-month extension contract with Hawkins Delafield & Wood LLP to provide bond counsel services related to the structuring and continuing implementation of the System tax-exempt financing program for the period beginning December 1, 2023 through July 31, 2024, under the same terms and conditions of the existing contract - at hourly rates set forth - Partners, \$465 per hour; Senior Associates, \$415 per hour; Associates, \$390 per hour; Junior Associates, \$245 per hour; and paraprofessionals, \$160 per hour.

EXECUTIVE SUMMARY

Hawkins Delafield & Wood LLP Bond Counsel Services

NEED: The System funds a vast majority of its major capital expenditures with the proceeds of bonds, notes, leases, or other publicly traded securities issued either by the System or by a third-party on the System's behalf. This activity has become increasingly diverse as various financial products were introduced in response to market changes. Currently, the System's debt portfolio encompassed various fixed and variable rate bond issues, equipment leases, and lease-leaseback financings. The System cannot issue tax-exempt debt without obtaining formal bond counsel opinion, nor can it prepare the required security, disclosure and ancillary documents.

SCOPE: Due to the diversity of the System's financing program, Hawkins' services will necessarily range over a broad set of issues. These include, but are not limited to:

- Providing legal counsel in matters related to the structuring and ongoing implementation of the System's financing programs;
- Preparing and/or reviewing legal documents (i.e., disclosure, security and ancillary documents) of lease and bond issue transactions, and assisting the System in negotiating such transactions;
- Rendering bond counsel opinions with regard to the System's authority to issue debt, the adequacy of disclosure, the legal validity of such transactions under State law securities, tax-related issues and other pertinent legal matters;
- Informing rating agencies, credit enhancers and the System's personnel of legal issues as it pertains to proposed future System bond transactions; and
- Preparing arbitrage rebate compliance reports for all of the System's tax-exempt obligations.

PROCUREMENT: Hawkins was selected to serve as system bond counsel from 1995 to 2023 through a competitive RFP, with the exception of 2001 to 2004, where the System's Board of Directors approved Hawkins as its bond counsel for a three-year sole source contract primarily due to the wealth and depth of Hawkins' health care experience, and its thorough working knowledge of the System's legal and business components gained over the years.

Hawkins' knowledge had proven to be beneficial to the System. Due to its past experience with the System, Hawkins has an intimate understanding of the System's credit, its legal structure and its relationship with the City of New York, resulting in effective advocacy on the System's behalf. This can be demonstrated by Hawkins' successful interpretation of the System's lockbox security structure to credit rating agencies, which resulted in a Moody's upgrade from Baa3 to A3 in 2001. In 2015, Hawkins was instrumental in the creation of the secondary lien security structure that afforded the System's the ability to commercially borrow short-term capital funds for medical and IT equipment purchases as well as small scale renovation projects. Hawkins' extensive health care experience and outstanding reputation among the credit rating agencies and the investment banking community has served the System very well in the past.

As all legal services (including bond counsel services) will be consolidated and managed by the Office of Legal Affairs, this eight-month extension of the existing contract will allow time for the issuance of the new legal services RFP and the selection of a bond counsel firm going forward.

HOURLY RATES: Existing rates for Partners, \$465 per hour; Senior Associates, \$415 per hour; Associates, \$390 per hour; Junior Associates, \$245 per hour; and paraprofessionals, \$160 per hour.

To: Colicia Hercules
Chief of Staff, Office of the Chair

From: Keith Tallbe
Chief Procurement Counsel
Office of Legal Affairs

Tallbe,
Keith

Digitally signed by Tallbe, Keith
Date: 2024.01.05 10:11:48 -0500

Re: Vendor Responsibility, EEO and MWBE status for Board review of contract

Vendor: Hawkins Delafield & Wood LLP

Contract: Bond counsel services

Date: January 5, 2024

The below chart indicates the vendor's status as to vendor responsibility, EEO and MWBE

Vendor Responsibility

Approved

EEO

Approved

MWBE

Exempt

The above status is consistent and appropriate with the applicable laws, regulations, and operating procedures to allow the Board of Directors to approve this contract.

Bond Counsel Services

Eight Months Contract Extension Request - Hawkins Delafield & Wood LLP

**Board of Directors Meeting
January 25, 2024**

**Linda DeHart, Vice President
Paulene Lok, Senior Director - Finance**

For Board of Directors Consideration

- Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute an eight-month extension contract with Hawkins Delafield & Wood LLP (“Hawkins”) to continue providing bond counsel services related to the structuring and continuing implementation of the System’s tax-exempt financing program for the period beginning December 1, 2023 through July 31, 2024 under the same terms and conditions of the existing contract - at hourly rates set forth - Partners, \$465 per hour; Senior Associates, \$415 per hour; Associates, \$390 per hour; Junior Associates, \$245 per hour; and paraprofessionals, \$160 per hour.

Extension of Bond Counsel Services

- Specialized services of experienced bond counsel are needed to prepare and review documents, issue formal independent legal opinions relating to security and tax law, and other areas, and to provide legal advice related to the System's capital financing program.
- Hawkins Delafield & Wood LLP has served as bond counsel since 1995, and was most recently selected to continue serving in that role through a competitive Request for Proposal ("RFP") conducted in 2018 under OP 40-58 (Debt Finance & Treasury), which requires presentation to the Finance Committee and approval by the Board.
- This eight-month extension contract will provide for the continuation of bond counsel services until the awarding of new contracts under an RFP for comprehensive legal services (including bond counsel service) being conducted by the Office of Legal Affairs.
- Bond Counsel staff will be paid on a per hour basis based at existing rates.

Board of Directors Approval Request

- Authorizing the New York City Health and Hospitals Corporation (the “System”) to execute an eight-month extension contract with Hawkins Delafield & Wood LLP (“Hawkins”) to continue providing bond counsel services related to the structuring and continuing implementation of the System’s tax-exempt financing program for the period beginning December 1, 2023 through July 31, 2024 under the same terms and conditions of the existing contract - at hourly rates set forth - Partners, \$465 per hour; Senior Associates, \$415 per hour; Associates, \$390 per hour; Junior Associates, \$245 per hour; and paraprofessionals, \$160 per hour.