



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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Chair

JESSE R. BODINE
District Manager

April 12, 2024

Johnathan Gouveia
Executive Vice President for Real Estate Development
New York City Housing Authority
90 Church Street
New York, New York 10007

Greg Gushee
Executive Vice President
The Related Companies
30 Hudson Yards
New York, New York 10001

Jamar Adams
Managing Principal
Essence Development
6 Greene Street Suite 600
New York, New York 10013

**Re: Chelsea NYCHA RAD PACT Conversion
Proposed Interim Repairs
Phase 1 - Security and Pest Control**

Dear Mr. Gouvia, Mr. Gushee, and Mr. Adams,

As part of the ongoing proposed Chelsea NYCHA RAD PACT Conversion, MCB4 requested an update on the plan for interim repairs at the Fulton and Elliot-Chelsea Houses proposed by Related/Essence. An update was originally scheduled for the MCB4 Housing, Health, and Human Services (HHHS) Committee meetings on December 7th, 2023, and January 4th, 2024. Due to illnesses for both HHHS Committee members and NYCHA/Related/Essence presenters, the update was postponed until February 15th, 2024.

At MCB4's HHHS Committee meeting on February 15th, 2024, the committee received a presentation from Greg Gushee from Related Companies and Jamar Adams from Essence Development regarding the status of interim repairs at Fulton and Elliot-Chelsea pursuant to the Chelsea NYCHA Interim Repairs and Security Plan¹.

During the MCB4 Full Board meeting held on March 6th, 2023, the Board voted 34 in favor, 0 opposed, 0 abstaining, and 1 present but not eligible to vote to request:

Security

- NYCHA and Related/Essence increase residential engagement, including distributing multilingual flyers to tenants with Alliance Security information, including phone numbers to call and what Alliance Security can and cannot do on the campuses.
- NYCHA and Related/Essence create QR codes for security guards to verify that the entire campus is patrolled.
- NYCHA and Related/Essence schedule weekly coordination meetings with Alliance Security, PSA 4, and the 10th Precinct to create better engagement and handle repetitive issues. MCB4 requests that minutes are taken at these meetings to create a record that will cover Alliance Security, NYCHA residents, and the community.
- NYCHA and Related/Essence provide 30-day and 60-day assessments of how the security system is working based on tenant and community feedback.

Pest Control

- NYCHA and Related/Essence use a more effective method for campus pest control, specifically Burrow X Carbon Monoxide machines for exterminating rat burrows.

Enhanced Security Services

Greg Gushee from Related Companies and Jamar Adams from Essence Development presented the proposed plan for enhanced security and pest control for the Fulton and Elliot-Chelsea Houses. NYCHA executed a license agreement with Related Companies and Essence Development for Phase 1 of the interim repair plan, which currently only covers enhanced campus security and pest control. Beginning February 19th, 2024:

- Alliance Security will begin 24/7 security patrols of the Elliot-Chelsea and Fulton campuses.
- Security patrols will be comprised of 2 security guards each.
- Security will have building lobby access through keys.
- Security will conduct foot patrols of the entire campus.
- Security will conduct mobile campus patrols on weekends in a car.
- Security will not be doing any vertical patrols at this time at the request of the 10th Precinct.
- Security will not engage with homeless individuals on the campus or in building lobbies.

¹ See attached plan.

- Related/Essence have sought a social service provider for homeless services but have not yet secured one due to capacity issues.
- Related/Essence will hold monthly coordination meetings with Alliance Security, PSA 4, and the 10th Precinct.

Pursuant to discussion among committee members, MCB4 requests:

- Related/Essence create QR codes for security patrols to scan to verify full campus coverage.
- Instead of monthly coordination meetings, Related/Essence establish weekly coordination meetings with Alliance Security, PSA 4, and the 10th Precinct to establish a stronger rapport and allow all parties to communicate effectively and address repetitive issues with greater ease.
- Meeting minutes from the weekly coordination meetings to share with residents and MCB4.
- MCB4 will provide contacts for homeless service providers that have provided effective social services for homeless individuals.
- Related/Essence conduct 30-day and 60-day assessments of security patrol performance, residents' concerns regarding security performance, and what measures can be implemented to increase security. Related/Essence report the findings of those assessments to MCB4.

Pest Control

Pest control on the Fulton and Elliot-Chelsea campuses is scheduled to begin on March 1st. In-unit pest control has no start date established. Related/Essence has contracted with Dial-a-Bug Pest Control, a pest control company based in Floral Park. Per the proposed plan:

- Pest control will occur twice a month on the campus.
- Pest control will include tracking power treatment for exterior rodent burrows.
- Quarterly trash chute cleaning.

Pursuant to discussion among committee members, MCB4 requests:

- The use of Burrow X Carbon Monoxide machines to treat rat burrows, which has proven to be effective in the community. This method will require multiple treatments.

MCB4 requests that NYCHA and Related/Essence return to the Board and provide updates to the security and pest control plans based on these recommendations and requests.

Sincerely,



Jessica Chait
Chair
Manhattan Community Board 4



Joe Restuccia
Chair
Housing, Health, Human Services
Committee



Maria Ortiz
Chair
Housing, Health, Human Services
Committee

FULTON & ELLIOTT- CHELSEA HOUSES

COMMUNITY
CENTER

ASK A QUESTION DURING THE MEETING BY TYPING INTO THE Q&A BOX

MEANWHILE PLAN



Enhanced Security

including the addition of unarmed security concierge, repair of non-functioning building entry doors, and replacement of intercom systems where needed. If appropriate, security concierge will observe and report disturbances on campus to local police.

Commencement: Feb 2024



Pest Control

including the installation and maintenance of additional bait stations, regular pest treatment in common areas and apartments, regular chute and compactor cleaning, and bedbug treatment.

Commencement: Feb 2024



Building System Maintenance

including boiler repairs, the installation of remote monitors in boiler rooms, and the inspection and replacement of non-operational steam traps.

Commencement: Mar 2024



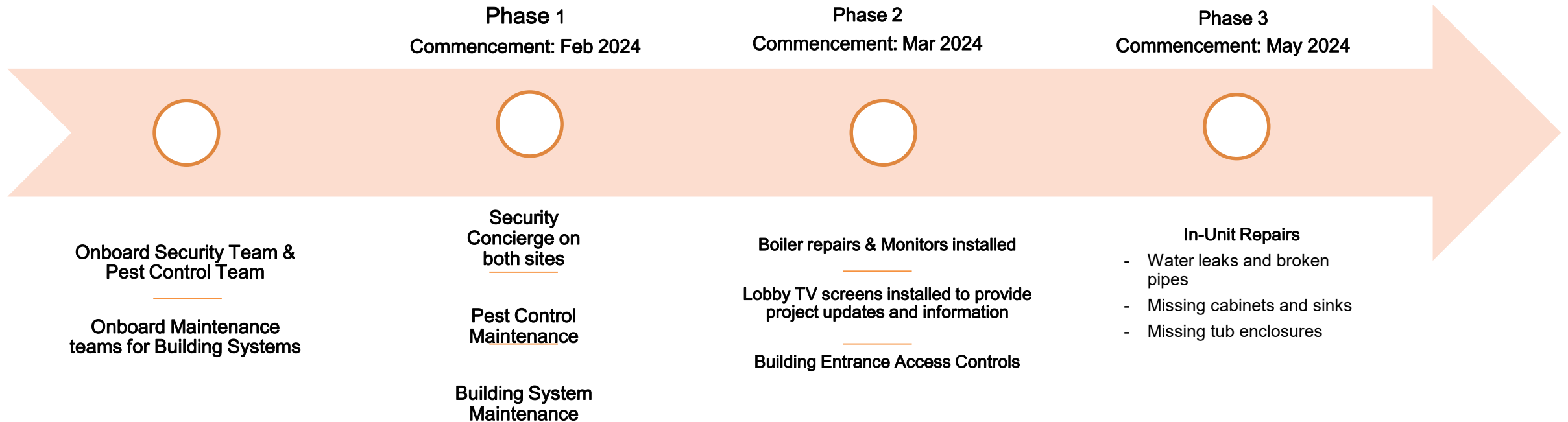
Apartment Repairs

including work associated with rodent and pest infestations, water leaks and broken pipes, missing cabinets and sinks, and missing tub enclosures.

Commencement: May 2024

TIMELINE FOR MEANWHILE PLAN WORK

Meanwhile work is supplemental to work orders NYCHA Property Management typically oversees



SECURITY



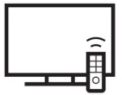
Security Concierge

Commencement: Feb 2024



Access Control

Commencement: Mar 2024



Lobby TVs

Commencement: Mar 2024



Monthly Security Meetings

Commencement: Mar 2024



SECURITY CONCIERGE

Commencement: Feb 2024

- 24/7 Security concierge coverage
 - 2 security concierges per shift on each site (Fulton & Elliott-Chelsea)
 - Patrol and document disruptive behavior on campus
 - If appropriate, report disruptions to NYPD authorities
- Phone number available for **non-emergencies**
 - Report a broken lock
 - Report access control issues



PEST CONTROL

Commencement: Feb 2024

- In-Unit
 - 2x a month pest control
 - Bedbug treatment
- Building Base
 - 2x a month pest control
 - 2x a month exterior rodent burrow treatment
 - Quarterly chute cleaning
 - Set up bait station



FULTON & ELLIOTT- CHELSEA HOUSES

