



Board of Commissioners

Monthly Meeting Agenda

February 20, 2020 – 1:00 PM – 40 Belmont Street

Note: Proceedings of this meeting are being audio taped. Please shut off all electronic devices.

1. PROCEDURES

- a. Roll Call
- b. Notice to City Clerk
- c. *Approval Request:* Minutes of Board Meeting on 1/16/20

2. CORRESPONDENCE

- a. Notifying the Board of a letter received from the Department of Housing and Urban Development regarding the HUD Section 30 approval

3. FINANCE

- a. Financial Statement for the 9 months ended December 31, 2019 (FY2020)
- b. *Approval Request:* Tenant Accounts Receivable Write-Offs
- c. *Approval Request:* To accept the Community Economic Development Assistance Corporation (CEDAC) loan for 38 Lewis Street
- d. *Approval Request:* For award recommendation relative to a contract for the oversight, monitoring and verification of a Worcester Housing Authority Energy Performance Contract

4. ADMINISTRATION

- a. Status Report: Admissions
- b. Status Report: Property Management
- c. Status Report: Leased Housing
- d. Status Report: Family & Resident Services
- e. Status Report: Public Safety
- f. Status Report: Human Resources
- g. *Approval Request:* To amend the Admissions Continued Occupancy Policy
- h. *Approval Request:* To accept the revised protocol for facilities rental of Worcester Housing Authority community rooms

5. MAINTENANCE & MODERNIZATION

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. Status Report: New Projects & Development
- d. *Approval Request:* To accept Amendment #19 to the Capital Improvement Work Plan 5001 issued by the Department of Housing and Community Development
- e. *Approval Request:* For an addendum to the contract with ICON Architecture for the Architectural/Engineering Services Indefinite Quantity Contract at Federal Developments
- f. *Approval Request:* For Change Order No. 3 to our contract with J.J. Cardosi, Inc. for elevator modernization at 275 Pleasant Street, Pleasant Tower Apartments

- g. *Approval Request:* For Change Order No. 4 to our contract with J.J. Cardosi, Inc. for elevator modernization at 1050 Main Street, Webster Square East
- h. *Approval Request:* To obtain bids from Aegis Energy Services for full service maintenance of seven (7) proprietary cogeneration systems in our state and federal housing complexes

6. EXECUTIVE DIRECTOR

- a. Executive Director Report
- b. Updating the Board on 1060 Main Street Clinic
- c. Notifying the Board of a Memorandum of Understanding (MOU) between the Worcester Housing Authority and Elder Services of Worcester Area, Inc. for congregate housing at Curran Apartments and Lafayette Place
- d. Notifying the Board of the City of Worcester Homeless Task Force initiative

7. DEPARTMENT PRESENTATION

- a. Property Management

8. TENANT PARTICIPATION / RECOGNITION

9. ADJOURNMENT