

# WORCESTER HOUSING AUTHORITY

June 20, 2013

9:00 AM Board Meeting

## Agenda

### 1. PROCEDURES

- a. Approval of Minutes of Board Meeting 5/16

### 2. CORRESPONDENCE

- a. Notifying the Board of an award from DHCD relative to lead paint

### 3. FINANCE

- a. Financial Statement for the month of April
- b. Providing the Board with a recap of recent state spending for maintenance and renovations at Curtis Apartments
- c. Notifying the Board of energy credits from cogeneration equipment
- d. Notifying the Board of savings relative to the federal ESCO for the calendar year 2012
- e. Requesting approval by the Board for Tenant Accounts Receivable Write-offs

### 4. ADMINISTRATION

- a. Status Report: Admissions
- b. Status Report: Housing Management
- c. Status Report: Leased Housing
- d. Status Report: Resident Services
- e. Requesting Board authorization to seek the Department of Housing and Community Development's permission to close the state public housing waiting lists

### 5. MAINTENANCE, MODERNIZATION and DEVELOPMENT

- a. Status Report: Modernization
- b. Status Report: New Projects/Development
- c. Status Report: Maintenance
- d. Status Report: Public Safety
- e. Requesting Board approval for Change Order No. 3 relative to the Booth Community Building renovations
- f. Requesting Board approval for final completion of our contract with Gibson Roofs, Inc. for the Curtis Apartments Building A, B, and J Roofing Replacement Project
- g. Requesting Board approval for final payment and close out documentation for Systems Contracting, Inc. relative to the GBV Electrical Power Sources Separation and New Generator Project
- h. Requesting Board approval for final payment and close out documentation for Antonelli Construction Inc., relative to the Belmont Balcony Door Replacement and Lobby Upgrade Project
- i. Requesting Board approval for Change Order No. 2 relative to the Belmont Domestic Hot Water System Upgrades
- j. Requesting Board approval for proposed changes to the State Capital Improvement Plan
- k. Requesting Board approval to award the construction contract for the Curtis Apartments Entry Concrete Repair Project

**6. EXECUTIVE DIRECTOR**

- a. Status Report: Human Resources
- b. Providing the Board with a status relative to the A Better Life program
- c. Notifying the Board of a change in rent charged relative to the police officer in residence program
- d. Notifying the Board of technology upgrades to improve outreach and overall customer service
- e. Notifying the Board of the expansion of the New Beginnings program