



Board of Commissioners

Monthly Meeting Agenda

December 19, 2019 – 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 11/21/19

2. CORRESPONDENCE

- a. Notifying the Board of a letter received from Massachusetts Housing & Shelter Alliance regarding funding for A Place To Live project
- b. Notifying the Board of a letter received from the Department of Housing and Urban Development regarding the Worcester Housing Authority – Phase 2 Energy Performance Contract approval

3. FINANCE

- a. Financial Statement for the 7 months ended October 31, 2019 (FY2020)
- b. *Approval Request:* Tenant Accounts Receivable Write-Offs

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:* Of Worcester Housing Authority Five Year and Annual Agency Plans

5. MAINTENANCE & MODERNIZATION

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. Status Report: New Projects & Development
- d. *Approval Request:* To accept DHCD Amendment #18 to the Capital Improvement Work Plan 5001 for Moving to Independence 2 award for Main South Gardens and scattered sites
- e. *Approval Request:* For Change Order No. 3 to our contract with Homer Contracting, Inc. for 2018-01 Site & Building Improvements – Phase V at Great Brook Valley
- f. *Approval Request:* For Change Order No. 3 to our contract with Homer Contracting, Inc. for the 2017-26 entry door replacement project at Mill Pond Apartments and Mill Pond Extension
- g. *Approval Request:* for Change Order No. 2 to our contract with J.J. Cardosi, Inc. for the 2017-11 elevator modernization at Pleasant Towers Apartments

- h. *Approval Request:* for Change Order No. 3 to our contract with J.J. Cardosi, Inc. for the 2017-23 elevator modernization at 1050 Main Street Apartments – Webster Square East
- i. *Approval Request:* For final completion and payment to our contract with Homer contracting, Inc. relative to the entry door replacement project at Mill Pond Apartments & Mill Pond Extension
- j. *Approval Request:* For the Capital Fund Five Year Action Plan 2020 - 2024

6. EXECUTIVE DIRECTOR

- a. Notifying the Board of recent article on radon testing in public housing
- b. Executive Director Report
- c. *Approval Request:* For award recommendation relative to the purchase of Payroll Services Software

7. TENANT PARTICIPATION / RECOGNITION

8. ADJOURNMENT