

WORCESTER HOUSING AUTHORITY

November 15, 2012
1:00 PM Board Meeting
Agenda

1. **PROCEDURES**
 - a. Approval of Minutes of Board Meeting 10/17
2. **CORRESPONDENCE**
 - a. Notifying the Board of a directive from DHCD relative to reporting Board meeting attendance
3. **FINANCE**
 - a. Financial Statement for the month of September
 - b. 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
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 to award the construction contract for the Community Building Upgrades at Booth Apartments
 - f. Requesting Board approval for Change Order No. 4 relative to the Addison Street Apartments kitchen modernization project
 - g. Requesting Board approval for Change Order No. 1 relative to the Elm Park Tower waste pipe replacement project
 - h. Requesting Board approval for final payment and closeout documentation for Systems Electrical Services Co., Inc. relative to the fire alarm and lighting protection upgrade project
 - i. Requesting Board approval for final payment and closeout documentation for Precise Paving Inc., relative to the Belmont Tower sidewalk and parking lot replacement and the Lincoln Park Tower sewer valve repair improvement projects
 - j. Requesting Board approval to award the construction contract for the domestic hot water system upgrades at Belmont Tower
6. **EXECUTIVE DIRECTOR**
 - a. Status Report: Human Resources
 - b. Notifying the Board of a plan to raise the housekeeping standards within each community
 - c. Notifying the Board of the reorganization of several programs
 - d. Notifying the Board of the requirement to sign-off on federal and state lead paint laws
 - e. Requesting direction from the Board as to the process for the annual evaluation of the Executive Director
 - f. Requesting Board approval for legislation allowing the Worcester Housing Authority to pursue a "Buy American" policy with all purchases
 - g. Requesting Board approval for a series of fines for problem behavior
7. **DEPARTMENTAL PRESENTATION**
 - a. Modernization