



# Board of Commissioners

## Monthly Meeting Agenda

January 16, 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 12/19/19

### 2. CORRESPONDENCE

- a. Notifying the Board of a letter received from the Department of Housing & Community Development awarding the Worcester Housing Authority \$544,488 in Formula Funding for Fiscal Year 2023
- b. Notifying the Board of a letter from the Department of Housing & Community Development awarding the Worcester Housing Authority \$134,000 in connection with the unit renovation project at Curtis Apartments

### 3. FINANCE

- a. Financial Statement for the 8 months ended November 30, 2019 (FY2020)
- b. *Approval Request:* Tenant Accounts Receivable Write-Offs
- c. *Approval Request:* For award recommendation relative to a contract for the oversight, monitoring and verification of a Worcester Housing Authority Energy Performance Contract
- d. 2019 Audited Financial Report Presentation

### 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. Notifying the Board of the results of Fair Market Rent (FMR) Analysis

### 5. MAINTENANCE & MODERNIZATION

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. Status Report: New Projects & Development
- d. *Approval Request:* To submit an application to the Department of Housing and Community Development (DHCD) for the Public Housing Innovations Gateway Cities Revitalization Grant

- e. *Approval Request:* For Change Order No. 3 to our contract with Commercial Roofing & Contracting, Inc. for the roof and masonry replacement at 1050 Main Street (Webster Square East)
- f. *Approval Request:* For Change Order No. 2 to our contract with Quality Contracting, Inc. for the Richards Street fire repair project at Southwest Gardens
- g. *Approval Request:* For change Order No. 4 to our contract with Homer Contracting, Inc. for the Site & Building Improvements – Phase V at Great Brook Valley
- h. *Approval Request:* To ratify the emergency service contract for the emergency repairs and securing the perimeter at 275 Pleasant Street

**6. EXECUTIVE DIRECTOR**

**7. DEPARTMENT PRESENTATION**

- a. Property Management

**8. TENANT PARTICIPATION / RECOGNITION**

**9. ADJOURNMENT**