



Board of Commissioners

Monthly Meeting Agenda

January 16, 2025 – 1:00 PM – 630A Plantation Street
Call in number (657) 220-3242 Access Code: 184-148-855

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

1. **PROCEDURES**

- a. Roll Call
- b. Notice to City Clerk
- c. *Approval Request:* For the Minutes from December 19, 2024, Regular Meeting.

2. **CORRESPONDENCE**

- a. Notifying the Board of the Current Year (CY) 2025 Housing Assistance Payments (HAP) shortfall monitoring from the U.S. Department of Housing and Urban Development (HUD).

3. **FINANCE**

- a. Financial Statements through November 30, 2024
- b. *Approval Request:* For the Federal and State 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. Status Report: Technology Services
- h. *Approval Request:* For the 2025 Worcester Housing Authority's Annual Agency Plan to HUD.
- i. *Approval Request:* For the Worcester Housing Authority's Annual 5-Year Agency Plan from 2025-2029 to HUD.

5. MAINTENANCE, MODERNIZATION, and DEVELOPMENT

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. *Approval Request:* For Change Order No. 5 to our contract with Stutman Contracting, Inc. for the 2023-04 Elevator Upgrades at MA 12-8 Lincoln Park Tower.
- d. *Approval Request:* For Change Order No. 6 to our contract with Stutman Contracting, Inc. for the 2023-05 Elevator Upgrades at MA 12-12 Belmont Tower.
- e. *Approval Request:* For Change Order No. 2 to our contract with Baskin Builders, Inc., for the 2023-06 Elevator Upgrades project at MA 12-13 Weser Square Tower West.
- f. *Approval Request:* For Change Order No. 1 to our contract with Stutman Contracting, Inc. for the 2021-348147 Fire Alarm Replacement REBID at 667-2 Greenwood Gardens, 689-1 32 Oberlin Street, 689-7 8-10 Hudson Street, and 689-3 309 Hamilton Street.
- g. *Approval Request:* For Change Order No. 3 to our contract with Vareika Construction, Inc. for the 2023-348153 Accessible Ramp and Replace Siding at MA 689-3 Community Residence – 309 Hamilton Street.
- h. *Approval Request:* For Change Order No. 4 to our contract with Diversified Construction Services, LLC, the General Contractor for the 2023-19 Fire Suppression Upgrades project at MA 12-18 Elm Park Tower.

6. CHIEF EXECUTIVE OFFICER

- a. Construction Development Progress Report
- b. Status Report: Curtis Apartments Renaming Options
- c. Status Report: 38 Lewis Street Management Update and Options

7. TENANT PARTICIPATION / EMPLOYEE RECOGNITION**8. ADJOURNMENT**