



Board of Commissioners

Monthly Meeting Agenda

September 19, 2024 – 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 August 15, 2024, Regular Meeting.

2. CORRESPONDENCE

- a. Notifying the Board of the notification from the Executive Office of Housing & Livable Communities (EOHLC) of the Public Housing Notice 2024-11 for the Replacement Policy for Fossil-Fuel Fired Equipment.
- b. Notifying the Board of the notification from the EOHLC of the Public Housing Notice 2024-12 for the Cyber Security Alert: Protecting your local housing authority from the active threat of cyber criminals.
- c. Notifying the Board of the notification from the EOHLC of the Public Housing Notice 2024-13 for the FY25 local housing authority Budget Guidelines.
- d. Notifying the Board of the notification from the EOHLC of the Public Housing Notice 2024-14 for the Mandatory Data Reporting.
- e. Notifying the Board of the notification from the EOHLC of the Public Housing Notice 2024-15 for the 689/167 contract process transition to DocuSign.

3. FINANCE

- a. Financial Statements through July 30, 2024.
- b. *Approval Request:* For the State Tenant Accounts Payable Write-offs.
- c. *Approval Request:* For the State and Federal Accounts Receivable Write-offs.
- d. *Approval Request:* For the award recommendation regarding the contract for legal services.
- e. *Approval Request:* For the award recommendation relative to contracting for energy services for natural gas.

- f. *Approval Request:* For the award recommendation relative to contracting for energy services for electricity.
- g. *Approval Request:* For the FY25 RCAT Budget

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:* For the License Amendment between WHA and T Mobile for cell tower installation at 1050 Main Street.
- h. *Approval Request:* For the License Amendment between WHA and T Mobile for cell tower installation at 40 Belmont Street.
- i. *Approval Request:* For the License Amendment between WHA and T Mobile for cell tower installation at 50 Murray Ave.
- j. *Approval Request:* For the award recommendation relative to shelf stable ready to eat pre-packaged meals in connection with the Food Matter Program.

5. **MAINTENANCE, MODERNIZATION, and DEVELOPMENT**

- a. Status Report: Maintenance
- b. Status Report: Modernization
- c. *Approval Request:* For final payment and closeout documentation for Thielsch Engineering, Inc. relative to the 2021-05 Boiler Room Improvements project at MA 12-8 Lincoln Park Tower.
- d. *Approval Request:* For close-out of the HUD FY2022 Emergency Safety and Security Grant.
- e. *Approval Request:* For the close-out of the HUD FY2020 Housing-Related Hazards Capital Fund Program.

- f. *Approval Request:* For Change Order No. 2 to our contract with JJ Cardosi, Inc., General Contractor for the 2022-09 Elevator Upgrades project at MA 12-9 Murray Avenue Apartments.
- g. *Approval Request:* For the Chief Executive Officer to execute the Certificate of Authority on behalf of the Worcester Housing Authority.
- h. *Approval Request:* For increased Rental Assistance Demonstration (RAD) rents per RAD Notice and usage of Housing Assistance Payment (HAP) reserves for use in Curtis Apartments Redevelopment – Phase 2.
- i. *Approval Request:* For the award recommendation regarding the contract for on-call plumbing services.
- j. *Approval Request:* For the award recommendation regarding the contract for on-call plastering services.
- k. *Approval Request:* For the award recommendation regarding the contract for on-call carpentry services.

6. CHIEF EXECUTIVE OFFICER

- a. Construction Development Progress Report
- b. CEO Report on 1060 Main Street Tragedy

7. TENANT PARTICIPATION / EMPLOYEE RECOGNITION

8. ADJOURNMENT