

**BROOKLINE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
50 PLEASANT ST.
WEDNESDAY NOVEMBER 20, 2019, 4:30 PM**

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| 1. Call to Order | |
| 2. Board Reports | No votes |
| 3. Executive Director Report | No votes |
| 4. Resident Association Reports | No votes |
| 5. Consent Agenda | Vote to approve Consent Agenda Items 5.A. thru 5.E. |
| A. Approval of Minutes | Vote to approve the minutes of the Regular Meeting held on October 22, 2019. |
| B. State Capital Plan | Vote to approve the DHCD Capital Improvement Plan for state public housing for the five-year period FY 2020-2024. |
| C. Change Order | Vote to approve Change Order #1 for the 1057 Beacon St. stairs repair in the amount of \$4,007.14. |
| D. Construction Contract Award | Vote to award a contract to install bathroom fans at Egmont St. to Thomas E. Snowden, Inc. in the amount of \$304,000. |
| E. Consulting Contract Award | Vote to award a contract to Diane Cohen to provide staff training and support for HUD management information systems (MIS) at a rate of \$150 per hour and a projected annual cost of \$9,000. |
| 6. 90 Longwood Renovation | Presentation by Baker Wohl Architects on plans for the renovation of 90 Longwood Ave. |
| 7. Enhanced Voucher Rents | Vote to approve Sec. 8 Enhanced Voucher rents for The Village at Brookline for 2019-2020. |

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| 8. 61 Park and RAD Update | Director of Redevelopment Maria T. Maffei. No votes. |
| 9. Affirm Change Order | Vote to affirm Change Order #1 to the construction management contract for 61 Park St. with Colantonio Inc. in the amount of \$4,251.37. |
| 10. Sec. 8 Contract Award | Vote for the BHA to award a five-unit project based Sec. 8 contract to 90 Longwood LLC to support the redevelopment and operation of the property under the RAD Program. |
| 11. Consulting Contract Award | Vote to award a contract to Sharon Loewenthal for finance and development consulting on the redevelopment of 90 Longwood Ave. and the RAD program, at a rate of \$175 per hour, with a maximum contract amount of \$50,000, for an initial two-year term, renewable for one additional year. |
| 12. Consulting Contract Award | Vote to approve a contract with Luke Fallon for limited scope finance and development consulting, at a rate of \$200 per hour, with a maximum contract amount of \$20,000, for an initial two-year term, renewable for one additional year. |
| 13. Approval of Proprietary Procurement | Vote to approve proprietary specification and procurement of the Daikin Industries Variable Refrigerant Flow heating and cooling system for the upcoming renovation of 90 Longwood Ave. |
| 14. Section 18 Application | Vote to authorize submission of a Sec. 18 application to HUD to replace 25% of the RAD units in the 90 Longwood Ave. property with Sec. 18 assistance and to approve the accompanying Resolutions prepared by the BHA's law firm, Nolan Sheehan Patten LLP. |
| 15. Service Contract Award | Vote to award a contract to Associated Elevators Company Inc. to provide maintenance, testing, and repair of the BHA's elevators, in the amount of \$51,000 annually, for an initial contract term of three years, with two one-year extensions as further specified in the attached memo from Patrick Dober and George Lalli. |
| 16. Other Business | No Votes |
| 17. December Board Meeting | Scheduled for Tuesday December 10, 2019, 4:30 pm at 90 Longwood Ave. |
| 18. Adjournment | Vote to adjourn |

