

**AGENDA**  
**BROOKLINE HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS MEETING**  
**TUESDAY, JULY 14, 2020, 4:30 PM**

by Telephone Conference Call: **1 (929) 205 - 6099**  
Meeting ID: **825 5831 0087** Password: **557381**  
or by Meeting Link: [Zoom](#)

1. Call to Order	
2. Board Reports	No votes
3. Executive Director Report	No votes <ul style="list-style-type: none"> <li>• Resident concerns follow-up</li> <li>• Construction update</li> <li>• Patrick Dober – thank you to BHA Board and staff</li> </ul>
4. Resident Association Reports	No votes
5. Consent Agenda	Vote to approve Consent Agenda Items 5.A. thru 5.H.
A. Approval of Minutes	Vote to approve the minutes of the Board meetings held on June 9, 2020 and on June 18, 2020.
B. Accept DHCD Capital Funds	Vote to accept an amendment to BHA’s Contract for Financial Assistance (CFA) with DHCD in the combined amount of \$486,698.
C. Substantial Completion	Vote to approve Substantial Completion of the contract with Araujo Brothers Plumbing & Heating, Inc. for the underground water pipe replacement project at Col. Floyd Apartments.
D. Substantial Completion	Vote to approve Substantial Completion of the contract with Unicon, Inc. for the renovation of BHA offices at 190 Harvard St.
E. Fee Amendment	Vote to approve a fee increase to the architecture contract with Garofalo Design Associates (GDA) in the amount of \$2,660 for the exterior doors and locks project at the High St. Veterans and Egmont St. properties, increasing the total contract amount to \$34,430.

F. Contract Award	Vote to award a contract to S.I. Services Inc. for the installation of gutters, downspouts, and snow guards at the family wheelchair units at High St. Veterans and Egmont St. in the amount of \$26,600.
G. Contract Award	Vote to award contract to South Shore Generator Service Inc. to supply and install a new emergency generator for the 22 High St. building, in the amount of \$36,765.
H. Change Order #1	Vote to approve Change Order #1 for the doors and locks project at High St. Veterans and Egmont St. MATERIALS WILL BE DISTRIBUTED SEPARATELY.
6. Resident Services Report	Resident Services Director Danielle Mendola.
7. Affordable Housing Legislation	Vote to endorse state Bill H.4263 – An Act to Promote Housing Choices.
8. Shared Streets Proposal	Vote to support the concept of limiting vehicle traffic on Pleasant St. as proposed to the BHA by Town Meeting and Transportation Board Member Linda Olson Pehlke.
9. Federal Public Housing Waivers	Vote to approve waivers pursuant to the federal CARES Act in response to the COVID-19 national emergency as described in the attached memo from Matt Baronas.
10. Change in Managers for BHA LLCs	Votes to appoint incoming Executive Director Michael Alperin to replace Patrick Dober in the roles of Manager and Authorized Signatory for 86 Dummer Manager LLC, 61 Park Manager LLC, 90 Longwood Manager LLC, and BHA Holding Company LLC, as further described in the Resolutions prepared by the BHA’s law firm Nolan Sheehan Patten LLP.
11. Redevelopment Report	Redevelopment Director Maria Maffei.
12. Change Order	Vote to affirm Change Order #7 to the construction contract with Colantonio, Inc. for the renovation of 61 Park St., in the amount of \$122,554.16, increasing the Contract Sum to \$16,854,132.01.
13. Other Business	
14. Next Board Meetings	Scheduled for August 11, 2020 and September 15, 2020.
15. Adjournment	