

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

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.F.
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.
D. Construction Contract Award	Vote to award a contract to install bathroom fans at Egmont St. to Thomas E. Snowden, Inc. of Saugus, Massachusetts 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.
F. Write-Off Accounts Receivable	Vote to approve the annual write-off of tenant accounts receivable for FY 2019 for the Sec. 8 program in the amounts stated in the attached memo.
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 2020.
8. 61 Park and RAD Update	Director of Redevelopment Maria T. Maffei. No votes.
9. Change Orders	61 Park St. change orders
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 on 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 with a maximum contract amount of \$20,000 at a rate of \$200 per hour for a term.
13. Approval of Proprietary Procurement	Vote to approve procurement of the Daikin Industries Variable Refrigerant Flow system ('VRF'), to be included in the sub-trade bid package for 90 Longwood Ave.
14. Section 18 Application	Vote to authorize submission of a Section 18 application to HUD for Morse Apartments to replace 25% of the RAD units with Section 18 Tenant Protection Vouchers.
15. Other Business	No Votes
16. December Board Meeting	Tuesday December 10, 2019, 4:30 pm at 90 Longwood Ave.
17. Adjournment	Vote to adjourn