

**HOLYOKE HOUSING AUTHORITY
REGULAR BOARD MEETING
Thursday May 2, 2024 at 6:00 PM
475 Maple Street, Holyoke, MA**

AGENDA:

- 1) To approve minutes: March 7, 2024

A) RESOLUTIONS:

1. To approve the solicitation of a five(5) year legal services contract
2. To approve the solicitation of a five(5) year coin operated laundry service contract
3. To approve the Substantial and Final Completion of the Central Air replacement at the Raymond P Murphy Jr Congregate House
4. To sponsor a foursome to participate in the HBGC Bruce Thompson Memorial Golf Tournament
5. To award a two-year contract for Pest Control and Bedbug Exterminations to Ehrlich Pest Control in the amount of \$104,634 for pest control services and bed bug extermination service fees of \$0 per inspection, \$225 per initial and follow up treatment and a \$225 fee if the resident is not prepared
6. To approve Federal write offs in the amount of \$266.71
7. To award the Miscellaneous Balcony Repairs contract to Contracting Specialists Inc in the amount of \$1,290,569 contingent upon HUD approval
8. To approve up to \$1,420,000 of MTW funds to augment funding for the Miscellaneous balcony repairs
9. To approve execution of CEDAC's Certificate of Borrower's Clerk form allowing staff to move forward with the borrowing of up to \$400,000 for Phase III of South Holyoke Homes.
10. To approve transfer of \$500,000 into each of our two MMDT accounts
11. To approve Change Order 2 extending Aegean Builders contract for Churchill Homes I and II Exterior Improvements by 60 days with no cost modification

12. To approve the award of three two year on call contracts for Engineering Services to Tighe & Bond, Berkshire Design Group and MacRitchie Engineering Inc.

13. To approve the award of two two year on call contracts for Architectural Services to Architectural Solutions Inc., and Architecture EL Inc.

B) CURRENT ISSUES REPORTS (open for discussion)

- 1) Maintenance/Admissions
- 2) Modernization Report
- 3) Development Report
- 4) Finance Department Report
- 5) Resident Services Report
- 6) Leased Housing
- 7) MIS Department
- 8) Senior Property Manager Report
- 9) Human Resources Report
- 10) Legal Update

C) EXECUTIVE SUMMARY

D) NEW BUSINESS

E) EXECUTIVE SESSION

F) ADJOURN

The listing of matters is those anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.



HOLYOKE HOUSING AUTHORITY

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An Equal Opportunity / Affirmative Action Agency

HOLYOKE HOUSING AUTHORITY

SPECIAL MEETING OF THE ANNUAL MEETING

THURSDAY

MAY 2, 2024

FALCETTI TOWERS

475 MAPLE STREET, HOLYOKE, MASSACHUSETTS

FOLLOWING THE 6:00 PM BOARD MEETING

IN THE CITY OF HOLYOKE, MA

AGENDA:

1) Approve Minutes of May 4 2023

2) Election of Officers:

Chair

Vice Chair

Treasurer

MATTHEW A. MAINVILLE
Executive Director

THERESA COOPER-GORDON
Chair

MICHAEL FALCETTI
Vice Chair

MARILYN SANABRIA
Treasurer

AARON W. WILSON
Commissioner

GLADYS LEBRON-MARTINEZ
Commissioner