

**HOLYOKE HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Thursday June 6, 2024 at 6:00 PM  
475 Maple Street, Holyoke, MA  
or  
Via Zoom**

**REGISTER IN ADVANCE FOR THIS MEETING:**

[HTTPS://US02WEB.ZOOM.US/MEETING/REGISTER/TZEqCUMGQTgPHdAK2ZPMWwV4Jz9GNgJGIEJ](https://us02web.zoom.us/join/9876543210?pwd=ZlZlcUJlZGpHdDAK2ZPMWwV4Jz9GNgJGIEJ)

AFTER REGISTERING YOU WILL RECEIVE A CONFIRMATION EMAIL CONTAINING INFORMATION ABOUT JOINING THE MEETING

**AGENDA:**

1) To approve minutes: May 2, 2024

**A) RESOLUTIONS:**

**1. South Holyoke Homes Phase II Homeownership Start**

- To approve release of a Partial Notice to Proceed to begin construction to meet this building season given certain milestones are achieved

**2. South Holyoke Homes Phase II Homeownership Financing**

- To approve use of up to \$4.8 Million of HHA reserves to serve as financing for the construction of the 20 Homeownership Units in Phase II

**3. Toepfert Apartments Phase II Modernization Contract Credit**

- To approve Change Order No. 1 reducing the contract amount by \$149,000

**4. Churchill Homes Safety and Security Grant Closeout**

- To approve the Certificate of both Substantial and Final Completion

**5. Beaudoin Village Boiler Replacement Contract Award**

- To award the Boiler Replacement at Beaudoin Village to Boulanger Plumbing and Heating Inc in the amount of \$987,777

**6. Elevator Maintenance and Repair Contract**

- To award the Two-Year Maintenance of Nine Passenger Elevators and One Lift to TK Elevator in a bid amount of \$154,396.68 with a billable rate of \$637.50/hour and team rate of \$675/hour.

**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 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.