



HOLYOKE HOUSING AUTHORITY

475 Maple Street, Suite One

Holyoke, MA 01040-3798

Phone 413-539-2220, Fax 413-539-2227, T.D.D. 1-800-545-1833 Ext. 510

An Equal Opportunity / Affirmative Action Agency

NOTICE OF SPECIAL BOARD MEETING

NOTICE IS HEREBY GIVEN IN ACCORDANCE WITH SECTIONS 18-25 OF MGL CHAPTER 30A OF THE GENERAL LAWS

THAT THE MEETING OF THE MEMBERS OF THE BOARD OF THE HOLYOKE HOUSING AUTHORITY WILL BE HELD AT:

HOLYOKE HOUSING AUTHORITY

FALCETTI TOWERS COMMUNITY ROOM

VIA ZOOM MEETING

Register in advance for this meeting:

Join Zoom Meeting

<https://us02web.zoom.us/j/83934818896?pwd=SUU1a3ZlNzFJRHovWFFvUWdGOVpndz09>

Meeting ID: 839 3481 8896

Passcode: 295183

or go to www.holyokehousing.org

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

475 MAPLE STREET

HOLYOKE, MA 01040

THURSDAY JANUARY 12, 2023 AT 6:00 PM

IN THE CITY OF HOLYOKE, MASSACHUSETTS

**HOLYOKE HOUSING AUTHORITY
SPECIAL BOARD MEETING**

Via Zoom

Register in advance for this meeting (click below)

<https://us02web.zoom.us/j/83934818896?pwd=SUU1a3ZlNzFJRHovWFFvUWdGOVpndz09>

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**Thursday January 12, 2023, at 6:00 pm
475 Maple Street, HOLYOKE, MA 01040**

AGENDA:

1) To approve minutes: December 8, 2022, and October 19, 2022

2) EXECUTIVE DIRECTOR REPORT

A) RESOLUTIONS

1. State Modernization – ARPA (American Rescue Plan Act) Funds

- To accept CFA 5010 (Contract for Financial Assistance) in the amount of \$85,807.

2. FISH 137085 – Bathroom Upgrades, Beech Street, Holyoke MA

- To approve the ALTRO products proprietary material for the bathroom upgrades at Beech Street, Holyoke MA.

3. Smoke Detector Replacement – Churchill Homes I & II

- To award the smoke detector replacement at Churchill Homes I & II to the lowest, responsive, responsible bidder, M.L. Schmitt Inc., in the amount of \$49,613.

4. South Holyoke Homes Phase 2 – Cost Saving Measures

- To approve the Bensonwood proprietary panelization product to reduce costs for the South Holyoke Homes Phase II
- To add bid language to include an optional additional 10 units of affordable homeownership if the General Contractor was found to be performing well with the initial 8 units.

5. 4th Quarter Write-Offs

- To approve Federal 4th Quarter Write-Offs in the amount of \$2,598.10
- To approve State 4th Quarter Write-Offs in the amount of \$1,168.00
- To approve 4th Quarter Write-Offs in the total amount of \$3,766.10

6. 2023 Utility Allowances

- Authorize the HHA to apply the 2023 recommended utility allowances effective February 1, 2023, for all moves and March 1, 2023 for all annual re-certifications.

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) 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.