

AGENDA

**BROOKLINE HOUSING AUTHORITY
BOARD OF COMMISSIONERS – REGULAR MEETING
90 LONGWOOD AVE.
TUESDAY FEBRUARY 12, 2019, 4:30 PM**

1. Call to Order	
2. Board Reports	No votes
3. Executive Director Report	No votes <ul style="list-style-type: none">• Program updates• Resident services report• Construction updates
4. Resident Association Reports	No votes
5. Consent Agenda	Vote to approve Consent Agenda, Items 5.A. thru 5.D.
A. Approval of Minutes	Vote to approve the minutes of the Regular Meeting held on January 8, 2019.
B. Accept DHCD Funds	Vote to accept DHCD Capital Funds for FYs 2021 and 2022 in the total amount of \$813,544.50.
C. Substantial Completion	Vote to approve Substantial Completion of the contract with Multitemp Mechanical Corporation for the mechanical and electrical upgrades at the Federal properties.
D. Contract Award	Vote to award a contract to Odyssey Advisors, Inc. in the amount \$6,500 to provide supplemental calculations of the BHA's costs related to retirement benefits.
6. RAD Update	No votes.
7. Construction Manager Contract Award	Vote to award the Construction Manager contract for the renovation of 61 Park St. to Colantonio. Inc. pursuant to MGL Ch. 149A, with the amounts for pre-construction and construction period fees and general conditions as described in the attached memo from Maria Maffei.

<p>8. Compliance and Training Contract Award</p>	<p>Vote to award a contract to Beacon Residential Management to provide Sec. 42 and RAD compliance and training services to the BHA in relation to the redevelopment of 61 Park St. and 90 Longwood Ave., for the amounts described in the attached memo from Maria Maffei, for an initial three-year term, renewable by the BHA for two additional one-year terms.</p>
<p>9. Amend Sec. 8 Administrative Plan</p>	<p>Vote to approve an amendment to the BHA's Section 8 Administrative Plan to establish a Relocation Preference allowing the BHA to offer mobile vouchers to public housing residents in order to facilitate building renovations.</p>
<p>10. Approve Initial Ownership Structure for 90 Longwood Redevelopment</p>	<p>Vote to approve the attached Resolutions prepared by the BHA's law firm Nolan Sheehan Patten LLP to establish 90 Longwood LLC and 90 Longwood Manager LLC, their Managers, and their Authorized Signatories, as specified in the attached Operating Agreements and Certificates of Organization and as further described in the attached memo dated February 8, 2019 from Maria Maffei.</p>
<p>11. Authorization for Construction Manager at Risk</p>	<p>Vote to authorize the BHA to utilize the MGL Ch.149A Construction Manager at Risk method of procuring the construction manager and subcontractors for the renovation of 90 Longwood Ave. and to approve the attached Resolutions prepared by the BHA's law firm, Nolan Sheehan Patten LLP, as further described in the memo from Maria Maffei dated February 8, 2019.</p>
<p>12. Approve Rent Increases for The Village at Brookline</p>	<p>Approve 2018 rents for the Sec. 8 Enhanced Voucher units at The Village at Brookline at the levels recommended in the attached memo from Carlos Hernandez dated February 9, 2019.</p>
<p>13. 86 Dummer St. Budget Review</p>	<p>Review of income and expense results for 2018 and projections for 2019 for 86 Dummer St. No votes.</p>
<p>14. Other Business</p>	<p>No votes.</p>
<p>15. March Board Meeting</p>	<p>Scheduled for Tuesday March 12, 2019, 4:30 pm at 90 Longwood Ave.</p>