

DRAFT AGENDA

**BROOKLINE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
190 HARVARD ST.
TUESDAY, OCTOBER 9, 2018, 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• Follow-ups on resident concerns• Department 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 September 13, 2018.
B. Contract Award – Janitorial	Vote to award a contract to Star Building Services for cleaning the Federal buildings with an initial two-year term renewable for up to three additional one-year terms.
C. Contract Award – IT Systems Consulting	Vote to award a contract to Desiree Correnti Ladd for transitional consulting services in relation to BHA information technology systems and other topics for a term of up to twelve months.
D. Contract Affirmation – Design Services	Vote to affirm an architect contract award for playground and staircase repairs at High Street Veterans, to Richard Alvord Architects Inc. in the amount of \$10,925.

<p>6. Equity and Debt Financing for 61 Park St.</p>	<p>Votes for the BHA to enter into:</p> <ul style="list-style-type: none"> A. An operating agreement and related documents with Boston Financial Investment Management, L.P. to provide equity financing for the renovation of 61 Park St. and, B. A loan agreement, note, mortgage, and related documents with Boston Private Bank & Trust Company to provide construction and permanent debt financing for the renovation of 61 Park St. <p>Both the equity and debt to be provided according to the accompanying Resolutions prepared by the BHA's law firm Nolan Sheehan Patten LLP and the memos prepared by BHA Redevelopment Director Maria Maffei.</p>
<p>7. Ground Lease – 61 Park St.</p>	<p>Vote for the BHA to enter into a ground lease with 61 Park LLC for the 61 Park St. land and buildings currently owned by the BHA, for the purpose of renovating the property, according to the accompanying Resolutions prepared by the BHA's law firm Nolan Sheehan Patten LLP and the memo prepared by BHA Redevelopment Director Maria Maffei.</p>
<p>8. Insurance Consulting for RAD Redevelopments</p>	<p>Vote to award a contract to SG Risk Management Consulting to assist the BHA in purchasing insurance coverages for RAD projects, at a rate of \$85 per hour, a total amount not to exceed \$10,000, and an initial two-year term renewable for up to three additional one-year terms.</p>
<p>9. Accounting Contract</p>	<p>Vote to award a contract to Gordon, Griffin LLC for ongoing fee accounting for the BHA's public housing and rental assistance programs, at a rate of \$49,260 per year, annually increasing at a rate not to exceed the DHCD-published inflation rate for LHA staff salaries, and an initial two-year term renewable for up to three additional one-year terms.</p>
<p>10. Other Business</p>	<p>No votes</p>
<p>11. November Board Meeting</p>	<p>Scheduled for Tuesday November 13, 2018 at 50 Pleasant St.</p>