



**LOWELL HOUSING
AUTHORITY**

February 28, 2020

TO:

**Vanna Howard, Chairperson
Philip L. Shea, Vice Chairperson
Joanie Bernes, Commissioner
Matthew Marr, Commissioner
Robert McMahon, Commissioner**

**NOTICE OF AN ANNUAL MEETING SCHEDULED FOR
WEDNESDAY, MARCH 4, 2020 AT 5:00 P.M.**

Notice is hereby given in accordance with Section 23A of Chapter 39 of the General Laws that an ANNUAL MEETING of the Members of the Lowell Housing Authority will be held at 5:00PM on WEDNESDAY, MARCH 4, 2020 at the Armand P. Mercier Center, 21 Salem Street, Lowell, MA

**Gary K. Wallace
Secretary**

**LOWELL HOUSING AUTHORITY
AGENDA OF THE ANNUAL MEETING SCHEDULED
WEDNESDAY, MARCH 4, 2020 AT 5:00 PM
ARMAND P. MERCIER CENTER, 21 SALEM STREET, LOWELL, MA**

- 1. APPROVAL OF MINUTES OF FEBRUARY 12, 2020 MEETING**
- 2. ELECTION OF CHAIRPERSON**
- 3. ELECTION OF VICE CHAIRPERSON**
- 4. REPORT OF THE CHAIRPERSON**
- 5. REPORT OF THE GENERAL COUNSEL**
- 6. REPORT OF THE EXECUTIVE DIRECTOR**
 - 6.1.1. MOTION TO RATIFY THE PAST ACTIONS OF 2019**
 - 6.1.2. MOTION TO APPROVE A CONTRACT EXTENSION FOR THE EXECUTIVE DIRECTOR**
 - 6.1.3. MOTION TO ACCEPT PROJECT DOCUMENTATION, IFB 2019-3, FOR AN ADA CONVERSION UNIT AT SOUTH COMMON VILLAGE, AND APPROVE FINAL PAYMENT IN THE AMOUNT OF \$11,125.57, TO MARION CONSTRUCTION INC., 121 PARKER RD., CHELMSFORD, MA 01824**
 - 6.1.4. MOTION TO ACCEPT CONTRACT AWARD RECOMMENDATION, IFB 2020-7, FOR DUBLIN STREET WINDOW REPLACEMENT, AND AWARD CONTRACT IN THE AMOUNT OF \$61,821.00 TO, CORNERSTONE BUILDING SERVICES, 104 WHITING FARMS ROAD, HOLYOKE, MA 01040**
 - 6.1.5. MOTION TO ACCEPT CONTRACT AWARD RECOMMENDATION, IFB 2020-1, FOR HIGHLAND PARKWAY KITCHEN & BATH MODERNIZATION, AND AWARD CONTRACT IN THE AMOUNT OF \$498,000.00 TO, AVATAR CONSTRUCTION CORPORATION, 558 MAIN STREET, WALTHAM, MA 02452**
 - 6.1.6. MOTION TO ACCEPT CONTRACT AWARD RECOMMENDATION, IFB 2020-6, FOR A ROOF REPLACEMENT AT LAKEVIEW AVE, AND AWARD CONTRACT IN THE AMOUNT OF \$98,700.00 TO, MIKE'S CONSTRUCTION CO., INC., 332 MASON ROAD EXTENSION, DUDLEY MA 01571**
 - 6.1.7. *MOTION TO APPROVE A TAX-EXEMPT LEASE PURCHASE AGREEMENT FOR ENERGY CONSERVATION MEASURES, PROVIDING FOR THE ACQUISITION AND INSTALLATION OF THE EPC EQUIPMENT, AND TO AUTHORIZE THE GRANTING OF ALL SECURITY INTERESTS OR ENCUMBRANCES ON SAID EQUIPMENT ASSOCIATED WITH THIS FINANCING, TO BANK OF AMERICA, 69 STATE STREET, ALBANY, NY 12207, IN THE TOTAL PAR AMOUNT OF \$5,918,692.00, WITH TOTAL PAYMENTS OF \$6,463,479.69 AT A FIXED INTEREST RATE OF 2.04%**
 - 6.1.8. *MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO FUND UP TO \$432,000.00 IN OTHER HIGH PRIORITY ESCO PROJECTS (NO MORE THAN 10% OF TOTAL APPROVED INSTALLATION COSTS PER HUD GUIDELINES OR TOTAL ADDITIONAL PAYMENT OF NO MORE THAN \$472,085.23 USING ADDITIONAL LOAN PROCEEDS RESULTING FROM THE INTEREST RATE SAVINGS AS COMPARED TO THE CURRENTLY SUBMITTED HUD BUDGET**
 - 6.1.9. *MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE ALL LEGAL DOCUMENTS RELATED TO THE FINANCING AGREEMENT**
- 7. PRESENTATION OF THE ANNUAL MEETING AWARDS**
 - PARTNER**
 - RESIDENT**
 - EMPLOYEE**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
- 10. MOTION TO ADJOURN**