



LOWELL HOUSING
AUTHORITY

April 17, 2024

TO:

Mony Var, Chairperson
Rodney Elliott, Vice Chairperson
Philip L. Shea, Commissioner
Joanie Bernes, Commissioner
Matthew Marr, Commissioner

**NOTICE OF THE LOWELL HOUSING AUTHORITY
REGULAR BOARD OF COMMISSIONERS MEETING WILL BE HELD
Wednesday, April 17, 2024, AT 5:00 P.M.
MERCIER COMMUNITY CENTER
21 SALEM STREET**

**Notice is hereby given in accordance with Section 23A of Chapter 39 of the
General Laws that an A REGULAR MEETING of the Members of the Lowell
Housing Authority BOARD OF COMMISSIONERS will be held on
WEDNESDAY, April 17, 2024, at 5:00 P.M. at the
Mercier Community Center
21 Salem Street**

Tha Chhan
Executive Director

**LOWELL HOUSING AUTHORITY AGENDA OF AN
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
SCHEDULED WEDNESDAY, APRIL 17, 2024, AT 5:00 PM
MERCIER COMMUNITY CENTER 21
SALEM STREET**

- 1. APPROVAL OF MINUTES FROM THE LOWELL HOUSING AUTHORITY BOARD OF COMMISSIONERS ANNUAL MEETING HELD ON MARCH 7, 2024.**
- 2. RESIDENT CORRESPONDENCE**
- 3. RESIDENT ORGANIZATION**
- 4. SUBCOMMITTEE REPORT**
- 5. FINANCE AND AUDIT REPORT**
- 6. REPORT OF THE CHAIR**
- 7. REPORT OF THE EXECUTIVE DIRECTOR**
 - 7.1.1 MOTION TO APPROVE THE LHA TENANT SELECTION PLAN FOR CONCORD RIVER MILL 50 STACKPOLE STREET, LOWELL, MA 01852.**
 - 7.1.2 MOTION TO APPROVE THE LHA AMENDMENT OF THE LHA SNOW REMOVAL POLICY.**
 - 7.1.3 MOTION TO APPROVE THE LHA AMENDMENT OF THE AIR CONDITIONER POLICY.**
 - 7.1.4 MOTION TO APPROVE THE LHA AMENDMENT OF THE MAINTENANCE CHARGES FOR SERVICES POLICY.**
 - 7.1.5 MOTION TO APPROVE THE LHA AMENDMENT OF THE HEAT, SMOKE AND CARBON MONOXIDE DETECTOR INFORMATION.**
 - 7.1.6 MOTION TO APPROVE THE INCREASE IN FEDERAL HOUSING AND SECTION 8 INCOME LIMITS.**
 - 7.1.7 MOTION TO APPROVE THE OSHA EXPOSURE CONTROL PLAN.**
 - 7.1.8 MOTION TO AUTHORIZE THA CHHAN, IN HIS CAPACITY AS EXECUTIVE DIRECTOR OF THE AUTHORITY, TO EXECUTE AND DELIVER ON BEHALF OF THE AUTHORITY A CERTIFICATE OF VOTE AND RESOLUTION TO WITHDRAW LAND AND IMPROVEMENTS FROM THE WALKER STREET ESTATES CONDOMINIUM AND SUCH OTHER DOCUMENTS NECESSARY TO WITHDRAW SUCH LAND; AND TO AUTHORIZE THE CHHAN, IN HIS CAPACITY AS EXECUTIVE DIRECTOR OF THE AUTHORITY, TO TAKE SUCH OTHER ACTIONS AND TO EXECUTE AND DELIVER SUCH OTHER INSTRUMENTS IN HIS CAPACITY AS EXECUTIVE DIRECTOR OF THE AUTHORITY, AS HE SHALL DEEM ON BEHALF OF THE AUTHORITY TO ACCOMPLISH THE FOREGOING TRANSACTIONS.**
 - 7.1.9 MOTION TO ACCEPT THE CLOSEOUT DOCUMENTS FOR 160105 ModPHASE, (576-610 LAKEVIEW AVE), WITH SUPPORTING DOCUMENTS ON BEHALF OF NEW ENGLAND BUILDERS AND CONTRACTORS, INC.**

- 7.1.10 MOTION TO ACCEPT THE CLOSEOUT DOCUMENTS FOR IFB2022-13, NORTH COMMON VILLAGE PIPE REPLACEMENT, (402-408 ADAMS STREET), WITH SUPPORTING DOCUMENTS ON BEHALF OF ENTERPRISE EQUIPMENT CO., INC., IN THE AMOUNT OF \$17,733.82.**
- 7.1.11 MOTION TO APPROVE CONTRACT AWARD RECOMMENDATION FOR RFP 2024-1 NORTH COMMON VILLAGE PIPE REPLACEMENT A&E SERVICES TO BLW ENGINEERS, INC., IN THE AMOUNT OF \$149,500.00.**
- 7.1.12 MOTION TO APPROVE CAPITAL FUNDING AMENDMENT #16 DATED MARCH 21, 2024, IN THE ADDITIONAL AMOUNT OF \$404,185.00 FOR A TOTAL REVISED CFA OF \$6,336,644.83.**
- 7.1.13 MOTION TO APPROVE 227 GORHAM STREET ELEVATOR REPLACEMENT, IFB 2022-15 CLOSEOUT DOCUMENTS INCLUDING CHANGE ORDER #2 FOR TIME ONLY, AND ADDITIONAL 66 DAYS AND FINAL PAYMENT OF RETAINAGE, \$44,401.20 TO NEW ENGLAND BUILDERS AND CONTRACTORS, INC., METHUEN, MA.**
- 7.1.14 MOTION FOR THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE THE "GEOTHERMAL ENERGY DEMONSTRATION PROGRAM SERVICE AGREEMENT" FOR THE GEOTHERMAL PILOT PROJECT AT 189 WALKER STREET WITH NATIONAL GRID.**
- 7.1.15 MOTION TO APPROVE CONTRACT AWARD RECOMMENDATION FOR EOHLC PROJECT #160113 TO JD & D CONSTRUCTION, INC., IN THE AMOUNT OF \$159,000.00.**
- 7.1.16 MOTION TO APPROVE CONTRACT RECOMMENDATION FOR IFB-2024-4A PROVIDE & INSTALL SMOKE DETECTORS TO PINE RIDGE TECHNOLOGIES IN THE AMOUNT OF \$321,593.00.**
- 7.1.17 MOTION TO APPROVE CONTRACT AWARD RECOMMENDATION FOR IFB 2024-6 145 & 183 GORHAM STREET ELEVATOR UPGRADES TO ENTERPRISE EQUIPMENT, CO., INC. IN THE AMOUNT OF \$1,621,962.00.**

8. OLD BUSINESS

9. NEW BUSINESS

(a) MOTIONS OF THE BOARD MEMBERS

(b) EXECUTIVE DIRECTOR ANNOUNCEMENTS

10. MOTION TO ADJOURN