

**AGENDA**  
Regular Meeting  
May 20, 2026  
6:30 p.m.

**I. ROLL CALL: PERRONE, DRAMMEH, VISCAY, REINSTEIN**

**II. APPROVAL OF MINUTES**

- (a) Any omissions or corrections before the minutes of the Regular Monthly Meeting held on April 15, 2026.

**III. CRIME REPORT (2 MONTHS)**

**IV. REPORT FROM THE EXECUTIVE DIRECTOR**

(a) Maintenance Report

- 1) Vacancy/Turnover Report
- 2) Work Order Report

(b) Procurement

- 1) Approve the Final Application and Certificate for Payment #2 from MassFloors, 14-1 30A Rose Street, Floor Replacement in the amount of sixty-six thousand four hundred nineteen dollars and sixty-eight cents (\$66,419.68) (Resolution Needed)
- 2) Approve Application and Certificate of Payment No. 4 for G.V.W. Inc., Hyman Towers Window Replacement Final Phase in the amount of two hundred and thirty-one thousand and forty dollars and zero cents. (\$231,040.00) (Resolution Needed)
- 3) Award contract to MJS Construction Inc., Panel Replacement and HVAC Retrofit- Harris Street 14-3 in the amount of one million, one hundred ninety-four thousand, seventy-two dollars and zero cents. (\$1,194,072.00) (Resolution Needed)

(c) Fee Accountant Report and Approval of Bills for February (\$ 748,621.49)

- 1) Certification(s) of Year-End Financial Statements (Resolution Needed)
  - a) Fiscal Year End Certification of Preparer and Executive Director
  - b) Certification of Top 5 Compensation Form
  - c) Fiscal Year End TARs Report
  - d) Section 8 New Construction Compliance Certification

(d) Capital Fund Summary

(e) Accounting Report

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|------------------------------------|-------------------------|
| 1) Payroll                         | 3) Automatic Laundry    |
| 2) Vendor Report (\$ 1,150,200.41) | 4) Damage/Charge Report |

(f) Housing Management Report

- 1) Recertification Report
- 2) Waitlist Numbers
- 3) Monthly Comparison for Leased Units

**V. COMMISSIONER'S INPUT**

**VI. UNFINISHED BUSINESS**

- (a) RHA Redevelopment Update
- (b) Director of Redevelopment Job Description
- (c) Section 8 Coordinator Job Description

**VII. NEW BUSINESS**

- (a) Executive Director Review (Resolution Needed)
- (b) Executive Director Contract (Resolution Needed)
- (c) RHA USA 250 Year Celebration FYI
- (d) Travel Policy (Resolution Needed)
- (e) HUD-VASH Landlord Incentive Program (Resolution Needed)

**VIII. LATE BUSINESS**

**IX. EXECUTIVE SESSION**

- (a) Executive Director Negotiation Strategy

Meeting adjourned at \_\_\_\_\_