AGENDA

Regular Meeting
August 19, 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 July 15, 2026.

III. CRIME REPORT

IV. REPORT FROM THE EXECUTIVE DIRECTOR

(a) Maintenance Report

1) Vacancy/Turnover Report

2) Work Order Report

(b) Procurement

1) Approve Application and Certificate of Payment No. 6 for G.V.W. Hyman Towers Window Replacement Phase II in the amount of one hundred and nine thousand, eight hundred and sixteen dollars and eighty cents ($109,816.80) (Resolution Needed)

2) Approve Application and Certificate of Payment No. 1 for MJS Construction, Inc., 14-3 Harris Street Panel Replacement HVAC Retrofit in the amount of one hundred and eighteen thousand, sixty-one dollars and twenty-five cents ($118,061.25) (Resolution Needed)

3) Award the construction contract to Aegean Builders LLC EOHLC # 248136 Siding and Window Replacement 128 & 130 Walnut Avenue (705-B), 20-22 Thornton Street (705-L) and 65 Thornton Street (705-M) in the base bid in the amount of one million, one hundred eighty-seven thousand dollars and zero cents ($1,187,000.00) (Resolution Needed)

4) Approve Small Project Requisition Form No.1 for New Generation Landscaping and Fence Project # 248118 Walkway Improvements Garfield & Eliot in the amount of thirty-one thousand, two hundred forty-seven dollars and forty cents ($31,247.40) (Resolution Needed)

5) Approve Application for Payment No. 1 for FRG Contractor Corporation Hyman Towers Deck/Walkway and Stair Improvement in the amount of sixty-five thousand three hundred sixty dollars and zero cents ($65,360.00) (Resolution Needed)

(c) Fee Accountant Report and Approval of Bills for June ($2,146,988.08)

(d) Capital Fund Summary

(e) Accounting Report

1) Payroll

2) Vendor Report ($444,675.11)

3) TAR's

4) Automatic Laundry

5) 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, Stantec to Present Master Plan
(b) RHA Redevelopment Report
(c) Budget Report Fenton & Ewald

VII. NEW BUSINESS

(a) Executive Director Review/Contract (Resolution Needed)
(b) Section 8 Shortfall (Resolution Needed)
(c) State Housing Unit Transfer (Resolution Needed)
(d) PMR Review

VIII. LATE BUSINESS

IX. EXECUTIVE SESSION

(a) Executive Director Contract Strategy

Meeting adjourned at________________________________