



Sterling Housing Authority
C/O Leominster Housing Authority, Managing Agent
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[North Central Mass Housing \(ncmhousing.org\)](http://NorthCentralMassHousing(ncmhousing.org))

Town Clerk Received:

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AUG 09 2023

**TOWN OF STERLING
TOWN CLERK**

NOTICE OF ANNUAL MEETING

Submitted by: Benjamin Gold, Executive Director Date: 8/9/2023

Notice is hereby given in accordance with Section 23B of Chapter 39 of the General Laws that an Annual meeting of the Sterling Housing Authority Board of Commissioners will be held at 5:30 P.M. on 8/16/2023 in the Community Room at 41 Sholan Terrace, in the town of Sterling, Massachusetts. The Chair will conduct the meeting and instruct the public on the appropriate time and manner for comments.

AGENDA

1. **Opportunity for Public Comments**
2. **Meeting Called to Order**
 - a. Roll Call
 - b. Approval of Regular Minutes – 5/17/2023
3. **Executive Director Report**
 - a. Election of Officers
 - b. Board Member Training
 - c. DHCD to EOHLC
 - d. Union Negotiations
 - e. MassNAHRO Conference, September 17-20
 - f. Parking issue
3. **Financials**
 - a. Approval of May, June, and July 2023
4. **Administration**
 - a. Modernization/Work Order Report
 - b. State-Aided Housing Report
5. **Unfinished Business** - None
6. **New Business**
 - a. Resolution 2023-7 Accounting Services Contract
 - b. Resolution 2023-8 Authorization of Change Order 282036-CO-0001 in Conjunction with Pedestrian Walkway Repairs
7. **Other Correspondence**
 - a. EOHLC PHN 2023-6 Mediation Services provided by the Massachusetts Office of Public Collaboration (MOPC)
 - b. EOHLC PHN 2023-7 Revised Income Limits for Admission & FMRs for Continued Occupancy
 - c. EOHLC PHN 2023-8 Centralizing Screening Determinations for Priority & Preference in AHVP Program
 - d. EOHLC PHN 2023-9 Updates to Performance Management Review (PMR) for 2023 Cycle
 - e. EOHLC PHN 2023-10 High Leverage Asset Preservation Program (HILAPP) Updates
 - f. EOHLC PHN 2023-11 Updated Accelerated Independent Modernization and Management (AIMM) Program
 - g. EOHLC PHN 2023-12 Mandatory Data Reporting
8. **Motion to Adjourn**

