1. **ROLL CALL**

2. **CONSENT AGENDA**
   a. To approve minutes of Regular meeting of December 3, 2020 and Joint Select Board meeting of December 21, 2020
   b. To approve Fee Accountants Financials- November 2020
   c. To approve bills and checks paid in December 2020
   d. To approve Section 8 disbursements- January 2021
   e. Final Approval of State Grievance Policy
   f. Approve Kelly Cronin as Grievance Hearing Officer for a term of seven years
   g. Director’s Notes

3. **OLD BUSINESS**
   a. Review and approve PILOT agreement-HUD reposition update
   b. ED Search- Update
   c. Commonwealth Ave. project update
   d. Upcoming Board vacancies-recruitment

4. **NEW BUSINESS**
   a. Vacancy Challenges
   b. Starmet Re-Use
   c. Updates on Committees from members, CPC, RCAT
   d. Board member attendance- condo meetings, Westvale Meadows, January 14, 2021 at 7:00 p.m. and 58 Stow St., January 20, 2021.

5. **ADJOURNMENT OF REGULAR MEETING**