

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on September 14, 2022.

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The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, September 14, 2022, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:21 a.m. and upon roll call those present and absent was as follows:

PRESENT	ABSENT
Comm. Ferrara	
Comm. Rances	
Chairman Bonney, Jr.	

The Chairman read Notice of Meeting dated September 8, 2022, given in accordance with Section 23B, Chapter 39 of the General Laws with certificate as to Service of Meeting attached which was ordered spread upon the minutes.

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#### NOTICE OF MEETING

Notice is hereby given in accordance with Section 23B, Chapter 39 of the General Laws that a meeting of the Somerville Housing Authority will be held virtually on Wednesday, September 14, 2022, at 11:00 a.m.

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#### CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING (Sec. 23B, Chapter 39, General Laws)

I, Joseph R. Macaluso, the duly appointed qualified Secretary of the Somerville Housing Authority, do hereby certify that on September 8, 2022, I filed, in the manner provided by Sec. 23B, Chapter 39 of the General Laws with the Clerk of the City of Somerville, a Notice of Meeting of which the following is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the said Authority this September 15, 2022.

*Joseph Macaluso*  
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Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Regular Meeting held on August 18, 2022 **(Roll Call Vote Required)**.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

3. COMMUNICATIONS

None this month.

4. RESIDENT CONCERNS

Pat Wilber from Properzi Manor requested for the trash chutes to be cleaned.

Maintenance Director Joe Whalen stated that Atlantic Power Cleaning is scheduled to clean them the 2<sup>nd</sup> week of October.

Pat asked if the cameras in the Properzi parking lot work because a resident's car has been hit several times. Chief of Police Dan Mead stated that residents should call immediately for footage to be gathered and residents should reach out directly so officers can receive firsthand information.

Pat requested for parking spot lines to be repainted. Joe Whalen stated that Mystic Paving could schedule within the first two weeks of October, however there may be a slight delay due to coordination with residents to relocate vehicles.

Pat requested for the lobby floors to be washed. Joe Whalen stated that a new Maintenance worker is covering Anush, who will return in six weeks. Executive Director Joseph Macaluso stated that Properzi residents requested a specific Maintenance employee for their building, therefore they would discuss following the meeting.

Pat asked for tint on the community room windows after determining that venetian blinds wouldn't work. Joe Whalen stated he would schedule her request.

5. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated there is nothing to report on budgetary changes as SHA is 1/3<sup>rd</sup> way through the fiscal year. He stated demolition for Waterworks II is scheduled for the fall and that all funding applications have been submitted.

Upon roll call it was voted to accept the Executive Director's report as written. The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

7. NEW BUSINESS

- (a) Consideration of request by Chairman Ronald Bonney to elect Somerville Housing Authority's Officers for 2022-2023. **(Roll Call Vote Required).**

Commissioner Rances requested the Board of Commissioners to be as follows:

Commissioner Ronald Bonney as Chairman  
Commissioner Louis Ferrara as Vice-Chairman  
Commissioner Eleanor Rances as Treasurer

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		
SO VOTED		

- (b) Consideration of recommendation by the Executive Director to approve the Winter Hill Bank CD #220004618 renewal for 0.25% for the 1-year term. **(Roll Call Vote Required).**

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		
SO VOTED		

- (c) Consideration of request by the Executive Director to approve Change Order #1 to NENA Construction INC for work due to unforeseen circumstances in the amount of 81 calendar days. **(Roll Call Vote Required).**

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		
SO VOTED		

- (d) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to NENA Construction, INC. for the completion of the Corbett Apartments Modernization Project. FISH #274146 and the amount due of **\$12,050.00. (Roll Call Vote Required).**

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (e) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to One Source Construction LLC for the Weston 2<sup>nd</sup> Bedroom Renovation SHA #1914. **(Roll Call Vote Required).**

Director of Modernization Brian Langton stated that additional funding is being utilized to upgrade kitchens and bathrooms of vacant units.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (f) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to One Source Construction LLC for the completion of the Weston 2<sup>nd</sup> Bedroom Renovation SHA #1914 and the amount due of **\$12,444.93. (Roll Call Vote Required).**

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

- (g) Consideration of request by the Executive Director to enter a contract with Nangle Engineering INC. for Bryant Manor Panelboard and Transformer Replacement for the sum of **\$15,848.00. (Roll Call Vote Required).**

Brian stated that the panelboard and transformers are original to the building from the 1980s and need an upgrade.

Upon Roll Call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

7. ANY OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

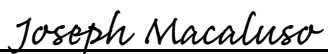
- (a) Scheduling for next Regular Board Meeting:  
Wednesday, October 12, 2022, at 11:00 a.m.

8. ADJOURNMENT

Upon Roll Call it was voted to adjourn at 11:40 a.m. The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Ferrara		
Comm. Rances		
Chairman Bonney, Jr.		

SO VOTED

  
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Joseph R. Macaluso  
Executive Director

ATTEST

A True Copy