

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on April 20, 2023.

The Regular Meeting of the Somerville Housing Authority held at the SHA Administrative Office and virtually via GoToMeeting on Thursday, April 20, 2023 at 4:00 PM.

The Chairman instructed the Secretary to call the roll at 4:20 PM and upon roll call those present and absent was as follows:

PRESENT

Eleanor Rances

Adeleine Mannion

James Zamer

Joe Capuano

ABSENT

The Chairman read Notice of Meeting dated April 12, 2023, 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.

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 Thursday, March 15, 2023 at 4:00 PM.

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 April 12, 2023, 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 April 21, 2023.

Joseph Macaluso

Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Monthly Board Meeting held March 15, 2023. **(Roll Call Vote Required)**

Motion made my Commissioner Zamer, seconded by Commissioner Mannion.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

3. COMMUNICATIONS

None this month.

4. RESIDENT CONCERNS

None this month

5. REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Joe Macaluso stated that SHA's budget continues to stay inline. He detailed the status of the Waterworks II Project, stating due to inflation, supply chain issues, and difficulty obtaining investors, the Project will need more funding to proceed. He stated that he is confident that the Project will continue to move forward once other alternatives are utilized.

Motion made my Commissioner Mannion, seconded by Commissioner Zamer.

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>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

6. NEW BUSINESS

(a) Consideration of request by the Executive Director to appoint permanent the following employees:

1. Michael Foster, Maintenance Mechanic II
2. Miguelina Cabrera, Resident Services Coordinator **(Roll Call Vote Required)**

Maintenance Director Joe Whalen stated that Michael Foster was a summer worker who's initiative resulted in him getting the entry-level position of Maintenance Mechanic II, where he has continued to excel. Joe Macaluso explained the Board's authority to participate in the hiring and termination processes at SHA.

Motion made my Commissioner Zamer, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

(b) Consideration of request by the Executive Director to approve the Final Completion and Payment of **\$27,003.06** to Megco Electric Corp. for SHA Job #2204, Brady Towers Electrical Upgrades. **(Roll Call Vote Required)**

Director of Modernization Brian Langton stated that electrical upgrades are complete to bring the system up to code.

Motion made my Commissioner Mannion, seconded by Commissioner Zamer.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

(c) Consideration of request by the Executive Director to enter a design contract with NV5 Planning and Design Inc. for the Properzi Manor Elevator's Modernization for the sum of **\$121,310.00. (Roll Call Vote Required)**

Brian stated that the elevators are at the end of their life at Properzi, therefore an architect is needed to plan for pending replacement. Commissioner Rances asked how long the elevators would be down during the renovation. Brian stated that both elevators will be replaced, therefore each one will be inoperable for about six months.

Motion made my Commissioner Mannion, seconded by Commissioner Zamer.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

- (d) Consideration of request by the Executive Director to move the Winter Hill Bank CD #220004758 to Metro Credit Union for 4.55% for the 13 month term. **(Roll Call Vote Required)**

Joe Macaluso stated that SHA is happy to be making money from its investments. With interest rates increasing, SHA will review as each CD expires.

Motion made my Commissioner Mannion, seconded by Commissioner Rances.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

- (e) Consideration of request by the Executive Director to approve the Eastern Bank CD #10225281 renewal for 4.33% for the 1-year term. **(Roll Call Vote Required)**

Motion made my Commissioner Mannion, seconded by Commissioner Zamer.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

- (f) Consideration of request by the Executive Director to approve FY 2024 Operating Transfer of \$100,000 from AMP 2 to Affordable Housing. **(Roll Call Vote Required)**

Joe Macaluso stated this is income generated from the antenna leases SHA has with other companies. This income is used for affordable housing projects and is helpful for predevelopment costs to get affordable housing deals started.

Motion made my Commissioner Mannion, seconded by Commissioner Zamer.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

- (g) Consideration of request by the Executive Director to enter into executive session to undertake Contract Negotiations. **(Roll Call Vote Required)**

Motion made my Commissioner Mannion, seconded by Commissioner Zamer.

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

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

- (a) Scheduling for next Regular Board Meeting: TBD

8. ADJOURNMENT

Motion made by Commissioner Zamer, seconded by Commissioner Rances.

Upon Roll Call it was voted to adjourn at 4:55 p.m. The ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Eleanor Rances		
Adeleine Mannion		
James Zamer		
Joe Capuano		
SO VOTED		

Joseph Macaluso

Joseph R. Macaluso
Executive Director

ATTEST

A True Copy