

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on April 14, 2021.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, April 14, 2021 at 1:00 p.m.

The Chairman instructed the Secretary to call the roll at 1:01 p.m. and upon roll call those present and absent was as follows:

PRESENT

ABSENT

Comm. Ferrara

Comm. Rances

Comm. Santana

Comm. McCallum

Chairman Bonney, Jr.

The Chairman read Notice of Meeting dated April 8, 2021 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 Wednesday, April 14, 2021 at 1:00 p.m.

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 8, 2021, 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 15, 2021.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on March 16, 2021

Upon motion made by Comm. Ferrara, seconded by Comm. Rances, it was voted to waive the reading and approve the minutes.

SO VOTED

3. COMMUNITY POLICE OFFICER

None this month.

4. COMMUNICATIONS

None this month.

5. RESIDENT CONCERNS

Resident Pat Wilber from Properzi Manor asked when the community room would be reopening. Executive Director, Joe Macaluso, stated at this time the Maintenance Department is assessing square footage for a safe setup of the community rooms when guidance is issued for reopening. He stated while data shows a low Covid-19 case count in the senior buildings, and most residents of elderly buildings have been fully vaccinated, at this time there are no plans for immediate reopening. He stated that residents will be notified well in advance prior to the reopening or any community spaces.

Pat Wilber requested an update on the painting of the front of Properzi Manor and the benches out front. Director of Maintenance, Joe Whalen, stated he has placed a workorder for this to be completed following the spring pickup and laying of new soil/fertilizer.

Commissioner Rances requested information regarding the installation of balcony dividers at Properzi Manor. Director of Modernization, Brian Langton, stated that floor-to-ceiling partitions will be installed allowing ventilation at the top and bottom of the panels. He stated although there is a delay on materials, installation will begin soon, and residents will be notified 3-4 weeks in advance of installation to clear balconies if needed.

6. REPORT OF THE EXECUTIVE DIRECTOR

The Executive Director updated the Board on the Water Works II Project and the Clarendon Project. He stated the modular company from Amsterdam, that will be working on both projects, is in process of finding a location to build a facility to work out of. He stated the renovation of the property may be delayed while the modular company completes this task and engineers work on roadway relocation near the property. However, relocation of residents is still likely to occur starting late July 2021.

Water Works II is moving along, however designing the layout of the property may delay construction until Spring 2022.

Additionally, Joe announced the resignation of Director of Leased Housing and Continued Occupancy, Samantha Heggarty, stating she has been an asset to the team and wished her well in her new role as Executive Director at the Burlington Housing Authority.

Upon motion by Comm. Santana, seconded by Comm. Ferrara, it was voted to accept the Executive Director's Report as written.

SO VOTED

7. NEW BUSINESS

- (a) Consideration of recommendation by the Executive Director to level fund all Service Providers for Fiscal year April 1, 2021 to March 31, 2022 with option to review additional funding requests upon receipt of Covid-19 related expenses.

Joe stated due to higher expenses related to Covid-19, Service Providers have requested more funding than years prior. He proposed to level fund and reassess once there is a further breakdown of Covid-19 related costs. He stated all the Providers receiving funding work exclusively with the residents of SHA properties.

Commissioner Ferrara recused himself from this item due to a conflict of interest.

Upon motion made by Comm. Santana, seconded by Comm. Rances, it was voted to approve Item 7(a).

SO VOTED

- (b) Consideration of request by the Executive Director to approve updates to the Section 8 Administrative Plan effective April 14, 2021. These updates include language regarding remote briefings/hearings and a description of the additional Mainstream Vouchers received effective January 1, 2021.

Samantha stated updates in the Administrative Plan include information regarding the process for remote briefings/hearings and inclusion of qualification requirements for 75 new Mainstream Vouchers.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(b).

SO VOTED

- (c) Consideration of recommendation by the Executive Director to approve the Century Bank CD #99793792 renewal for 0.25% for the 1-year term.

Joe stated that he was notified that Eastern Bank will be merging with Century Bank. He stated although there may be some internal changes, he was ensured that there would be a seamless transition with no affect on SHA's long-standing relationship with their team.

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to approve Item 7(c).

SO VOTED

- (d) Consideration of request by the Executive Director to enter into a contract with Eagle Elevator Co., Inc. for elevator maintenance for three years in the amount of \$279,780.00. Director of Operations, Kevin Bumpus, stated Eagle Elevator has provided excellent service for many years.

Upon motion made by Comm. McCallum, seconded by Comm. Santana, it was voted to approve Item 7(d).

SO VOTED

- (e) Consideration of request by the Executive Director to appoint permanent the following employee:

1. Joseph Whalen, Director of Maintenance

Joe M. stated Joe W. has worked at SHA for 11 months and has shown great leadership of the Maintenance Department. Joe W. thanked the Board for their consideration.

Upon motion made by Comm. Rances, seconded by Comm. Ferrara, it was voted to approve Item 7(e).

SO VOTED

- (f) Consideration of request by the Executive Director to enter into a contract with Aegean Builders from Winchester, MA to complete SHA Job #2021 Properzi Balcony Dividers for the price of \$217,000.00.

Upon motion made by Comm. Rances, seconded by Comm. Santana, it was voted to approve Item 7(f).

SO VOTED

- (g) Consideration of request by the Executive Director to approve the use of the Construction Manager at Risk method for constructing the SHA Job #2039 Mystic Water Works II project.

Joe stated rather than putting out bids for a general contractor, SHA hired a company to expedite the process. They were previously used for Mystic Water Works.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to approve Item 7(g).

SO VOTED

- (h) Consideration of request by the Executive Director to enter into a contract with DiMella Shaffer from Boston, MA to complete the Design Development, Construction Document, and Construction Administration phases of the SHA Job #2039 Mystic Water Works II project for a fee of \$717,187.00.

Joe stated DiMella Schaffer will assist selecting a designer/architect for Water Works II.

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to approve Item 7(h).

SO VOTED

- (i) Consideration of request by the Executive Director to enter into a contract with Ambient Temperature Corporation from Newburyport, MA to complete Job #2047 Capen Court Compressor Replacement for the price of \$13,950.00.

Brian stated that 1 of the 3 compressors failed last year, therefore replacement is necessary before the cooling season.

Upon motion made by Comm. Santana, seconded by Comm. McCallum, it was voted to approve Item 7(i).

SO VOTED

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

- (a) Schedule for next Regular Board Meeting:

The upcoming May Board Meeting was scheduled for May 12, 2021.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to adjourn at 1:33 p.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy