

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on September 22, 2021.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, September 22, 2021, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:02 a.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 September 16, 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, September 22, 2021, at 11:00 a.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 September 16, 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 September 23, 2021.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on August 11, 2021

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, 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 asked for more bait and rat traps near the dumpsters and requested an update on the new dumpsters. Director of Operations, Kevin Bumpus, stated that the Modernization Department has ordered the new dumpsters, but due to the ongoing Covid-19 Pandemic, shipments are delayed. He stated he would follow up with the exterminator about the rat traps. He also stated the laundry room would be sprayed on Monday, September 27, 2021.

Pat requested an update on the outgoing mail slot/box in the mail area. Executive Director, Joe Macaluso, stated that SHA would follow up with Maintenance on the status of this.

Pat requested for the trash chutes to be power washed. Kevin stated he would follow up with Maintenance.

Pat asked when the Properzi Manor elevators would be updated. Kevin stated that upcoming projects will be reviewed for the Annual Plan and that he would provide an update.

Commissioner Santana stated a resident at 40C Memorial Rd was having issues with mold in her unit and requested for assistance in remediating the issue. Joe stated that he was previously made aware of this issue by a City Councilor and the issue was already addressed by the Maintenance Department. Joe emphasized the importance of residents calling the Maintenance Department right away when issues begin, to efficiently address them. He stated that a reminder notice will be sent out to residents encouraging them to reach out to the housing authority regarding any new or ongoing issues, especially since the Covid-19 Pandemic has hindered routine maintenance procedures.

Commissioner Santana stated that she has notice needles near the dumpsters after 5:00-6:00 PM. Joe stated to call Maintenance immediately if any hazardous materials are found and asked Kevin to notify Maintenance staff to be on guard and thorough when cleaning the grounds.

6. REPORT OF THE EXECUTIVE DIRECTOR

The Executive Director, Joseph Macaluso, stated that the Financials are on schedule for the fiscal year.

Joe updated the Board on the upcoming Clarendon and Waterworks II Projects. Due to increased costs of construction caused by the ongoing Pandemic, funding gaps have occurred for both projects. SHA is currently reassessing construction methods for the Waterworks II project and looking into further investment strategies.

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 approve the Winter Hill Bank CD #220004618 renewal for 0.25% for the 1-year term.

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

SO VOTED

- (b) Consideration of recommendation by the Executive Director to approve the Middlesex Federal Savings Bank CD #98517108 renewal for 0.40% for the 1-year term.

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

SO VOTED

- (c) Consideration of request by the Executive Director to award and enter into a construction contract with K.B. Aruda Construction from Cambridge, MA for SHA Project #2034 32 Jaques Street Landscaping for the amount of **\$122,500.00**. This will include the base bid price of \$118,900.00 and the Add Alt #1 price of \$3,600.00.

Director of Modernization, Brian Langton, discussed the second phase of landscaping that will begin shortly. He stated updates will be done to walkways, fencing, and benches.

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

SO VOTED

- (d) Consideration of request by the Executive Director to enter into a design services contract with C.A. Crowley Engineering, Inc from Taunton, MA for SHA Project #2033 Capen Court HVAC Controls Upgrade project for the amount of **\$19,775.00**.

Brian stated this contract is for the design phase to address ongoing HVAC issues.

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

SO VOTED

- (e) Consideration of request by the Executive Director to award and enter into a construction contract with FRG Contracting Corp from Everett, MA for SHA Project #2103 Fountain Ave Roof Replacement for the amount of **\$9,800.00**.

Brian stated this project is to update the 20-year-old roof on this 2-family home.

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

SO VOTED

- (f) Consideration of request by the Executive Director to approve the Certificate of Final Completion to All Pro Electric, LLC for SHA Job #1810 Weston Generator, and final payment of **\$13,763.20**.

Brian stated one generator replaced two outdated generators at Weston Manor.

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

SO VOTED

- (g) Consideration of request by the Executive Director to approve Change Order #1 for SHA Job #1900 Bryant Manor Elevator Modernization from Delta Beckwith Elevator for the incorporation of an additional protective liner for each elevator for the amount of **\$6,488.30**.

Brian stated there was a blockage 30 feet deep that needed to be rectified for the elevator to work properly.

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 design services contract with Reverse Architecture from Watertown, MA for SHA Project #2107 Corbett Rear Entry Doors project for the amount of **\$20,000.00**.

Brian stated this contract is to begin phase 2 of the project to replace the remaining older doors with new metal ones and update hardware.

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

SO VOTED

- (i) Consideration of request by the Executive Director to accept the awarded funds in the Amendment #13 for Water Works II – PHIDP award in the amount of **\$1,575,000.00**. Joe stated this funding will go towards the Waterworks II development. He stated the City of Somerville has pledged \$1.7 million, while the sale of the Monmouth Street property will further assist with funding the project.

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

SO VOTED

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

1. Sabrina Eschman, Section 8 Tenant Selector
2. Kelcey Salois, Section 8 Coordinator

Joe stated both employees have passed their probationary period and have been doing a very good job.

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

SO VOTED

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

(a) Schedule for next Regular Board Meeting:

The upcoming Board Meeting was scheduled for October 27, 2021, at 11 a.m.

Upon motion made by Comm. Ferrara, seconded by Comm. Rances, it was voted to adjourn at 11:33 a.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy