

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on November 24, 2021.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, November 24, 2021, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:08 a.m. and upon roll call those present and absent was as follows:

PRESENT

Comm. Ferrara

Comm. Rances

Comm. McCallum

Chairman Bonney, Jr.

ABSENT

The Chairman read Notice of Meeting dated November 18, 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, November 24, 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 November 18, 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 November 29, 2021.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on October 27, 2021

Upon motion made by Comm. Rances, seconded by Comm. McCallum, 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 when the lint from the dryers would be cleaned out. Maintenance Director, Joe Whalen, stated that the dryers would be cleaned November 30, 2021.

Pat requested tint be put on windows in the community room. Joe W. stated that he would look at the area and fix if possible.

Pat requested for an automatic door opener to be added to the back entrance of the building. Executive Director, Joe Macaluso, stated that due to ongoing security concerns and previous issues this request would need to be carefully assessed. He asked Joe W. to price out the installation of an automatic door opener.

6. REPORT OF THE EXECUTIVE DIRECTOR

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

Joe updated the Board on the Clarendon Hill Development Project and the proposed changes to move the renovation forward. He stated that Red Gate is having difficulty finding investors and therefore meetings have been held with the Department of Housing and Community Development (DHCD) to receive additional funding for the project. This additional \$5 million in funding from DHCD would move the affordable component of the project forward before the development of the rest of the market units.

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

SO VOTED

7. NEW BUSINESS

- (a) Consideration of request by Chairman Ronald Bonney to elect Somerville Housing Authority's Officers for 2021-2022. **(Roll Call Vote Required).**

Upon roll call the ayes and nays is as follows:

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

Commissioner Ronald Bonney as Chairman
Commissioner James McCallum as Vice-Chairman
Commissioner Louis Ferrara as Treasurer

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

- (b) Consideration of request by the Executive Director to appoint the following employees as SHA Employee Members of the Grievance Hearing Panel:

1. Sabrina Eschman
2. Janine Lotti
3. Jenicia Pontes

Joe stated due to staffing changes, the Panel needed additional members.

Upon motion made by Comm. Ferrara, seconded by Comm. Rances, 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 service contract with Singh Electrical, LLC from Somerville, MA for SHA Project #2043 Electrical Services Contract at the rate of \$85.00/hour and not to exceed \$49,000 in total services.

Director of Modernization, Brian Langton, stated this was the lowest of three bids. This contractor will assist SHA in addition to SHA's in-house electrician.

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

SO VOTED

- (d) Consideration of request by the Executive Director to award and enter into a construction contract with NENA Construction, Inc. from Warwick, RI for SHA Project #2107 Corbett Rear Entry Doors for the amount of \$241,000.00.

Brian stated this is the second of two phases to complete this project.

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

SO VOTED

- (e) Consideration of request by the Executive Director to approve the State Quarterly Reports ending 9/30/21 for DHCD.

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

SO VOTED

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

- (a) Schedule for next Regular Board Meeting and Public Hearing:

December 15, 2021 at 11:00 a.m.

9. ADJOURNMENT

Upon motion made by Comm. Rances, seconded by Comm. Ferrara, it was voted to adjourn at 11:30 a.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy