

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on December 20, 2021.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Monday, December 20, 2021, at 11:00 a.m.

The Chairman instructed the Secretary to call the roll at 11:14 a.m. and upon roll call those present and absent was as follows:

PRESENT

ABSENT

Comm. Ferrara

Comm. Rances

Comm. McCallum

Chairman Bonney, Jr.

The Chairman read Notice of Meeting dated December 15, 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 Monday, December 20, 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 December 15, 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 December 21, 2021.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Annual Meeting of the SHA Capen Court Corporation held November 24, 2021

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

SO VOTED

(b) Annual Meeting of the SHA Waterworks LLC held November 24, 2021

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

SO VOTED

(c) Regular Meeting held on November 24, 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 for Maintenance assistance when the exterminator moves beds and furniture around to provide services. She requested, since the exterminators don't replace the furniture, if a maintenance worker could coordinate to help put the furniture back when services are complete. Director of Operations, Kevin Bumpus, stated that would be no problem.

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 because Red Gate is having difficulty finding investors, the Department of Housing and Community Development (DHCD) has agreed to provide \$6 million in funding to facilitate the affordable unit component of the project. Additionally, the City of Somerville has committed \$15 million to complete this portion of the project.

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

SO VOTED

7. NEW BUSINESS

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

1. Anuj Pathak, Mechanic II
2. Scott McCarthy, Mechanic

Executive Director, Joe Macaluso, stated that both employees have been doing a great job in the Maintenance Department.

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

SO VOTED

- (b) Consideration of request by the Executive Director Consideration of request by the Executive Director to award and enter into a service contract with Bill Shea's Replacement Countertops from Quincy, MA for SHA Project #2110 Replacement Countertop Contract at the rate of \$2500.00/countertop and not to exceed \$50,000 in total services.

Director of Modernization, Brian Langton, stated that this company has previously replaced countertops for SHA and is updating units with a nicer, longer lasting product.

Upon motion made by Comm. Rances, 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 Brite Lite Electrical from Weymouth, MA for SHA Project #2017 Federal Elderly – Various Electrical System Upgrades project for the cost of \$889,980.00.

Brian stated this project is overdue and is going to be completed in its entirety rather than in phases.

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

SO VOTED

- (d) Consideration of request by the Executive Director to appoint Robert Muollo, Jr. to the position of Deputy Director.

Joe stated that Rob has lengthy experience in Housing, especially in development and compliance. He was previously SHA's representative with Department of Housing and Community Development. He will begin his duties in January 2022.

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

SO VOTED

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

(a) Schedule for next Regular Board Meeting:

TBD.

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