

The Minutes of the Annual Meeting of the SHA Waterworks II LLC duly called and held on September 14, 2022.

The Annual Meeting of the SHA Waterworks II LLC held remotely on Wednesday, September 14, 2022, at 11:00 a.m.

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

PRESENT	ABSENT
Ronald Bonney, Jr.	
Eleanor Rances	
Louis Ferrara	

The Chairman read Notice of Meeting dated September 8, 2022, 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 SHA Waterworks II LLC will be held remotely at 11:00 a.m. on September 14, 2022.

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 8, 2022, 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 15, 2022.

Joseph Macaluso

Joseph R. Macaluso

1. NEW BUSINESS

- a. Consideration of request by Chairman Ronald Bonney to authorize Somerville Housing Authority, a public body corporate and politic organized under the laws of the Commonwealth of Massachusetts ("SHA"), as non-managing member, to enter into an operating agreement for Waterworks II LLC, a Massachusetts limited liability company ("Waterworks II LLC"), with SHA Waterworks II Member LLC, whose sole member is SHA Support Corporation, as managing member. **(Roll Call Vote Required).**

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Rances		
Comm. Ferrara		
Chairman Bonney, Jr.		

SO VOTED

- b. Consideration of request by Chairman Ronald Bonney to authorize SHA in its role as member of Waterworks II LLC, to enter into and to consent to Waterworks II LLC to enter into an Option to Lease Real Estate between SHA and Waterworks II LLC for Lot 2 located at 149 Capen Street / 485 Mystic Valley Parkway, Somerville, Massachusetts intended for development of 21 senior residential units and ancillary community and management spaces to be known as Waterworks II. **(Roll Call Vote Required).**

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Rances		
Comm. Ferrara		
Chairman Bonney, Jr.		

SO VOTED

- c. Consideration of request by Chairman Ronald Bonney to authorize SHA to apply for financing for the Waterworks II project and to provide such certifications and documentation as required in connection with such applications. **(Roll Call Vote Required).**

Upon roll call the ayes and nays is as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>
Comm. Rances		
Comm. Ferrara		
Chairman Bonney, Jr.		

SO VOTED

- d. Consideration of request by Chairman Ronald Bonney in connection with the foregoing, that Joseph R. Macaluso, acting in his capacity as the Executive Director of SHA, shall take all such actions, and shall enter into, execute and deliver all documents he deems necessary or desirable, in his sole and continuing discretion, on behalf of SHA, in its own capacity and/or in its capacity as the non-managing member of Waterworks II LLC. **(Roll Call Vote Required)**.

Upon roll call the ayes and nays is as follows:

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

- e. Consideration of request by Chairman Ronald Bonney to elect 2022-2023 Somerville Housing Authority (SHA) Waterworks II LLC Officers. **(Roll Call Vote Required)**.

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

Commissioner Ronald Bonney as Chairman
Commissioner Louis Ferrara as Vice-Chairman
Commissioner Eleanor Rances as Treasurer

Upon roll call the ayes and nays is as follows:

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

2. ADJOURNMENT

Upon roll call to adjourn the meeting at 11:17 a.m. the ayes and nays is as follows:

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

Joseph Macaluso

Joseph R. Macaluso
Executive Director

ATTEST

A True Copy