

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on January 20, 2023.

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The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Friday January 20, 2023, at 11:45 a.m.

The Executive Director called the roll at 11:48 a.m. and upon roll call those present and absent was as follows:

PRESENT

Comm. Capuano

Comm. Mannion

Comm. Rances

Comm. Zamer

ABSENT

Note: Commission Zamer joined the meeting at 11:53 a.m.

The Chairman read Notice of Meeting dated January 12, 2023, 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.

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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 Friday, January 20, 2023 at 11:45 a.m.

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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 January 12, 2023, 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 January 23, 2023.

*Joseph Macaluso*

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Joseph R. Macaluso

2. ELECTION OF OFFICERS

- (a) Consideration of request by the Executive Director to elect Somerville Housing Authority’s Officers for 2023-2024. **(Roll Call Vote Required).**

Motion made by Commissioner Mannion, seconded by Commissioner Rances to elect the following slate of officers for 2023:

- Commissioner Joe Capuano as Chairman;
- Commissioner James Zamer 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. Mannion    |             |               |
| Comm. Rances     |             |               |
|                  |             | Comm Zamer    |
| Chairman Capuano |             |               |

3. APPROVAL OF MINUTES OF PREVIOUS MEETING

- (a) Monthly Board Meeting held December 22, 2022 **(Roll Call Vote Required).**
- (b) Public Hearing held December 22, 2022 **(Roll Call Vote Required).**

Motion made by Commissioner Mannion, seconded by Commissioner Rances to approve the previous meeting(s) minutes.

Upon roll call the ayes and nays is as follows:

| <u>Ayes</u>      | <u>Nays</u> | <u>Absent</u> |
|------------------|-------------|---------------|
| Comm. Mannion    |             |               |
| Comm. Rances     |             |               |
|                  |             | Comm Zamer    |
| Chairman Capuano |             |               |
| SO VOTED         |             |               |

4. COMMUNICATIONS

None this Month

5. RESIDENT CONCERNS

Highland Garden resident, Donna Peyser asked for an update on the installation of new doors in the community room. Additionally, she mentioned there was a broken washing machine that needed to be serviced in the laundry room. Director of Maintenance Joe Whalen stated he would follow up with her regarding both requests.

6. REPORT OF THE EXECUTIVE DIRECTOR

Joe stated there is nothing to report on budgetary changes. He stated that the first closing for the Clarendon Redevelopment is on track with construction to begin shortly after.

Motion made by Commissioner Mannion, seconded by Commissioner Rances to accept the Executive Director's report as written.

Upon roll call the ayes and nays is as follows:

| <u>Ayes</u>      | <u>Nays</u> | <u>Absent</u> |
|------------------|-------------|---------------|
| Comm. Mannion    |             |               |
| Comm. Rances     |             |               |
| Comm Zamer       |             |               |
| Chairman Capuano |             |               |

SO VOTED

7. NEW BUSINESS

- (a) Consideration of request by the Executive Director to approve Certificate of Final Completion and Payment to One Source Construction LCC for the completion of Bryant Manor Loading Dock Modifications Project. FISH #274132 and the amount due of **\$1,348.00.**

Director of Modernization Brian Langton stated the loading dock was relocated for easier access.

Motion made by Commissioner Mannion, seconded by Commissioner Rances to approve item 7(a).

Upon roll call the ayes and nays is as follows:

| <u>Ayes</u>      | <u>Nays</u> | <u>Absent</u> |
|------------------|-------------|---------------|
| Comm. Mannion    |             |               |
| Comm. Rances     |             |               |
| Comm Zamer       |             |               |
| Chairman Capuano |             |               |

SO VOTED

- (b) Consideration of request by the Executive Director to approve Change Order #03 from Megco Electric to add strobes and relays to intercom to 5 (ACC) units and 2 hearing impaired units, replace damaged cables from exterior beacon and master box, and grant a thirty (30) day contract time extension (material backorders).

Brian stated that mice had eaten through the main electrical line requiring repair.

Additionally, updates were made to the system to bring up to code.

Motion made by Commissioner Mannion, seconded by Commissioner Rances to approve item 7(b).

Upon roll call the ayes and nays is as follows:

| <u>Ayes</u>      | <u>Nays</u> | <u>Absent</u> |
|------------------|-------------|---------------|
| Comm. Mannion    |             |               |
| Comm. Rances     |             |               |
| Comm Zamer       |             |               |
| Chairman Capuano |             |               |

SO VOTED

- (c) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to Megco Electric LLC for the Brady Towers Electrical Upgrades Project.

Brian stated that 80 apartments received updated smoke and heat detectors and upgraded intercom systems. The project is more than 95% complete.

Motion made by Commissioner Mannion, seconded by Commissioner Rances to approve item 7(c).

Upon roll call the ayes and nays is as follows:

| <u>Ayes</u>      | <u>Nays</u> | <u>Absent</u> |
|------------------|-------------|---------------|
| Comm. Mannion    |             |               |
| Comm. Rances     |             |               |
| Comm Zamer       |             |               |
| Chairman Capuano |             |               |

SO VOTED

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

- (a) Scheduling for next Regular Board Meeting:

Wednesday, February 22, 2023

Joe stated that he will reach out with a specific time that works for all Commissioners.

Joe Whalen stated that Pat Wilbur from Properzi Manor requested radiators in the public bathrooms be painted and that 5 HP signs be replaced in the parking lot.

8. ADJOURNMENT

Motion made by Commissioner Mannion, seconded by Commissioner Rances.

Upon Roll Call it was voted to adjourn at 12:03 p.m. The ayes and nays is as follows:

| <u>Ayes</u>      | <u>Nays</u> | <u>Absent</u> |
|------------------|-------------|---------------|
| Comm. Mannion    |             |               |
| Comm. Rances     |             |               |
| Comm Zamer       |             |               |
| Chairman Capuano |             |               |

SO VOTED

*Joseph Macaluso*

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Joseph R. Macaluso  
Executive Director

ATTEST

A True Copy