

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on February 12, 2020.

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The Regular Meeting of the Somerville Housing Authority held on Wednesday, February 12, 2020 at 5:00 p.m., at Properzi Manor, 13-25 Warren Avenue, Somerville, Massachusetts.

The Chairman instructed the Secretary to call the roll at 5:08 p.m. and upon roll call those present and absent was as follows:

PRESENT

Comm. Ferrara

Comm. Rances

Chairman Bonney, Jr.

Comm. McCallum

ABSENT

Comm. Santana

The Chairman read Notice of Meeting dated February 6, 2020 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

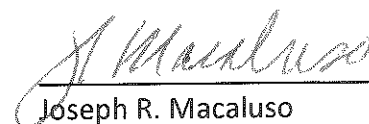
Notice is hereby given in accordance with Section 23B, Chapter 39 of the General Laws that a meeting of the Somerville Housing Authority will be held at 5:00 p.m. on Wednesday, February 12, 2020, at Properzi Manor, 13-25 Warren Avenue, Somerville, Massachusetts.

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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 February 6, 2020, 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 February 13, 2020.

  
\_\_\_\_\_  
Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on January 2, 2019

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

(a) Notice from the Department of Housing and Community Development stating the Somerville Housing Authority has been awarded \$275,741 to cover funding gap for the modernization upgrades for two elevators at the 667-5 Bryant Manor Section 8 New Construction development.

The Executive Director, Joseph Macaluso, stated that the housing authority did not apply for this funding, however DHCD awarded SHA to assist with necessary elevator updates.

5. RESIDENT CONCERNS

Resident stated that Michael Febo, son of another resident, has been continuing to disturb the peace, making loud noises late into the evening.

The Executive Director stated that SHA management, Somerville PD, SHA Public Safety, and the SHA Resident Services Department are aware of this issue. He stated that all routes attempted have been unsuccessful and legal action will be taken to address this issue.

6. REPORT OF THE EXECUTIVE DIRECTOR

At this time, the Board discussed the report and asked questions to the Executive Director.

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 the Executive Director to appoint permanent the following employee:

1. Richie Riberio, Electrician

The Executive Director stated that Richie has been doing a great job as SHA's master electrician.

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 to enter into a Design Contract with CBA Landscape Architects for SHA Job #2006 for landscape improvements to Highland Gardens in the amount of \$6000.

Director of Modernization, Brian Langton, stated that this is a small project including tree-trimming, bench replacement and patio repair.

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

- (c) Consideration of request by the Executive Director to approve Change Order #1 for the Properzi Drain Repair Job #1912 for the sum of \$22,684.94. This change order is for the replacement of rotted drain line that was discovered upon excavation.

The Director of Modernization stated that additional rotting pipe was replaced while the ground was open to avoid future issues.

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

- (d) Consideration of request by the Executive Director to accept Amendment #10 from DHCD for the Contract for Financial Assistance Work Plan #5001 for Formula Funding in the amount of \$490,958 for Fiscal Year 2022.

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

- (e) Consideration of request by the Executive Director to approve the Federal Program Operating Budgets for Fiscal Year 2021. **(Roll Call Vote Required)**.

Director of Finance, Kelly Yin, stated that HUD has not determined the subsidy percentage, therefore SHA's estimate is for the same funding as calendar year 2019.

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

Upon roll call the ayes and nays is as follows:

Ayes

Nays

Absent

Comm. Rances

Comm. Santana

Comm. McCallum

Comm. Ferrara

Chairman Bonney, Jr.

SO VOTED

- (f) Consideration of request by the Executive Director to approve the State Program Operating Budgets for Fiscal Year 2021. **(Roll Call Vote Required).**

Director of Finance stated that DHCD has allowed a 10% increase to the Operating Budgets.

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

Ayes

Nays

Absent

Comm. Rances

Comm. Santana

Comm. McCallum

Comm. Ferrara

Chairman Bonney, Jr.

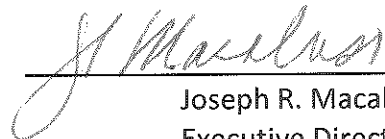
SO VOTED

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

- (a) Schedule for next Regular Board Meeting:

The meeting will be held on Wednesday, March 11, 2020 at Corbett Apartments, 125 Jaques Street, Somerville.

Upon motion made by Comm. Ferrara, seconded by Comm. Rances, it was voted to adjourn at 5:31 p.m.



Joseph R. Macaluso  
Executive Director

ATTEST

A True Copy