

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on March 11, 2020.

The Regular Meeting of the Somerville Housing Authority held on Wednesday, March 11, 2020 at 5:00 p.m., at Corbett Apartments, 125 Jaques Street, Somerville, Massachusetts.

The Chairman instructed the Secretary to call the roll at 5:05 p.m. and upon roll call those present and absent was as follows:

PRESENT

Comm. Ferrara

Chairman Bonney, Jr.

Comm. McCallum

ABSENT

Comm. Rances

Comm. Santana

The Chairman read Notice of Meeting dated March 5, 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.


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, March 11, 2020, at Corbett Apartments, 125 Jaques Street, Somerville, Massachusetts.

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 March 5, 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 March 12, 2020.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on February 12, 2020

Upon motion made by Comm. Ferrara, 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

5. RESIDENT CONCERNS

Resident stated that trash barrels are difficult to get to because of the mud in the springtime. The Director of Operations, Kevin Bumpus, explained that a landscaping project is going to take place soon to fix the access issues.

Resident stated there are residents smoking in the doorways and that people that are not supposed to be living at the property are residing with several residents. The Executive Director, Joseph Macaluso, asked Chief of Police, Dan Meade, to look into installing cameras in the back of the building to monitor these issues.

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. Brittni Condon, Manger's Assistant

The Executive Director stated that Brittni has been doing a great job as SHA's Manager's Assistant.

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 write off Somerville Housing Authority tenant accounts receivable for Fiscal Year 2020 for the amount of \$12,227.25.

The Finance Director, Kelly Yin, stated that this is less than .1% of gross rental receipts and down 50% from last year.

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

SO VOTED

- (c) Consideration of recommendation by the Executive Director to renew CD #98517108 for 18 months with Middlesex Federal Savings for an interest rate offer of 1.78%.

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

SO VOTED

- (d) Consideration of request by the Executive Director to enter into a contract with M.D.M. Engineering Company Inc. from Dudley, Ma. for SHA Job No. 1904 MAC Center Roof Replacement (AMP-1) for the sum of \$140,000.00.

Director of Modernization, Brian Langton, stated there were 15 bidders for this contract.

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

SO VOTED

- (e) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion for SHA Project #1913 Properzi Drain repairs AMP-2. On February 20, 2020 GCG Associates performed a site inspection and deemed the project 95% complete.

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

SO VOTED

- (f) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to A.Vozella & Sons Inc. for the Properzi Drain Repairs SHA Job #1913 for the sum of \$4,107.00. Upon the inspection performed by the GCG Associates, it was determined that the project is complete.

Brian stated that this was a two-week project, that included a change order, but is now complete.

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

SO VOTED

- (g) Consideration of request by the Executive Director to accept Amendment #11 from DHCD for the Contract for Financial Assistance Work Plan #5001 for Formula Funding in the Amount of \$561,307.00 for Fiscal Year 2023.

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

SO VOTED

- (h) Consideration of request by the Executive Director to accept from DHCD a Public Housing Reserve Award to cover a funding gap at Section 8 funded 667-5 Bryant Manor Elevator Upgrade Project in the sum of \$275,741.00.

Brian stated that this award covered almost ½ the costs of this project.

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

SO VOTED

- (i) Consideration of request by the Executive Director to approve Change Order #1 for Weston Manor Common Area Flooring Replacement. SHA Job #1824 for the sum of \$31,122.01 This change was for additional labor and materials from an unforeseen condition.

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

SO VOTED

- (j) Consideration of request by the Executive Director to approve a Contract Extension with Engie Resources for the purchasing of electricity for the Authority by 36 months at a reduced rate.

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

SO VOTED

- (k) Consideration of request by the Executive Director to enter into a contract with Site Improvements Inc. from Woburn, Ma. for Brady Towers (AMP-2) Parking Lot Improvements SHA Job #2005 for the sum of \$43,764.00.

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

SO VOTED

- (l) Consideration of request by the Executive Director to enter into a contract with Cassidy Paving from Woburn, Ma. for Weston Manor (AMP-2) Parking Lot Improvements SHA Job #2004 for the sum of \$30,857.00.

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

SO VOTED

- (m) Consideration of request by the Executive Director to enter into a three-year contract for Legal Services with Driscoll & Driscoll, P.C.

Joe stated that the housing authority has used Driscoll & Driscoll, P.C. services for years and would like to enter into a contract that would allow either party to give a 90-day notice to terminate services if need be.

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

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, April 1, 2020** at Brady Towers, 252 Medford Street, Somerville.

Upon motion made by Comm. Ferrara, seconded by Comm. McCallum, it was voted to adjourn at 5:29 p.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy