

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on July 8, 2020.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, July 8, 2020 at 1:00 p.m.

The Chairman instructed the Secretary to call the roll at 1:02 p.m. and upon roll call those present and absent was as follows:

PRESENT	ABSENT
Comm. Ferrara	
Comm. Rances	
Comm. Santana	
Comm. McCallum	
Chairman Bonney, Jr.	

The Chairman read Notice of Meeting dated July 1, 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 virtually on Wednesday, July 8, 2020 at 1:00 p.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 July 1, 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 July 9, 2020.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on June 10, 2020

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

SO VOTED

3. COMMUNITY POLICE OFFICER

None this month.

4. COMMUNICATIONS

(a) City of Somerville, Massachusetts City Council Docket #210239 Resolution approved by City Council of Somerville on June 11, 2020 stating “that the Mayor work the Director of the Somerville Housing Authority (SHA) to abolish the Housing Authority Police Department and reallocate the funds for social services for SHA residents.”

The Executive Director, Joseph Macaluso, stated that in light of the City Council’s vote and recent criminal activity taking place in the Mystic Development, that he has diligently fought to change their minds, defending the performance of the SHA police and discussing the community support of maintaining the police department. He stated that SHA officers are academy trained and are subject to background checks. Further, he stated according to a Resident Survey from the time frame of 2016-2018, that local residents have over an 80% satisfaction rate regarding public safety.

Chairman Bonney, Jr stated as a member of the community growing up, the importance of feeling safe and protected by a small but well-known police force made a difference in residents feeling comfortable in their communities.

Commissioner Rances reiterated Chairman Bonney’s sentiment that having officers assist residents, especially in the elderly buildings, would be irreplaceable.

Commissioner Santana stated that following a recent shooting the community has been talking about SHA Officer Sean Brown and his quick life-saving response to the recent incident. The residents are thankful for his work and his willingness to run towards danger to protect SHA residents.

(b) City of Somerville, Massachusetts City Council Docket #210240 Resolution approved by City Council of Somerville on June 11, 2020 stating “that the Director of the Somerville Housing Authority (SHA) develop a formal process for SHA residents to report SHA Police misconduct, in lieu of an outright abolition.”

The Executive Director stated that this resolution was approved allowing for SHA to adopt a more thorough policy regarding SHA Police misconduct. He stated that the SHA has had a Complaint Form already in place for residents to submit if needed. However, the Somerville Police Department has a more in-depth policy that SHA feels will provide a more thorough understanding of standards regarding police conduct.

The Executive Director stated the Clarendon project and the redevelopment of the Garage in between Waterworks and Capen Court has gone before the Somerville Zoning Board three times. He's hopeful that approval will conclude at the July 15, 2020 meeting. He stated the Board brought up a few issues in the last meeting that he is hoping to resolve prior to the next meeting.

5. RESIDENT CONCERNS

None this month.

6. REPORT OF THE EXECUTIVE DIRECTOR

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

SO VOTED

7. NEW BUSINESS

- (a) Consideration of recommendation by the Executive Director to approve the Middlesex Federal CD #98415336 renewal for 0.5% for the 1-year term.

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

SO VOTED

- (b) Consideration of request by the Executive Director to approve entering into a contract with Marcum Accountants Advisors for Audit Services for two fiscal years 2020 and 2021. Year 1 at \$24,000.00, Year 2 at \$26,000.00, totaling \$50,000.00.

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

SO VOTED

- (c) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to M Neves Inc. for SHA Job #2011 Mystic River (200-2) Courtyard Paving Repairs. On June 19, 2020, the Somerville Modernization Department performed a site inspection and deems the project 95% complete.

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

SO VOTED

- (d) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to M Neves Inc. for SHA Job #2011 Mystic River (200-2) Courtyard Paving Repairs for the sum of \$2985.00.

Upon motion made by Comm. Santana, 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 Final Completion and payment to M Neves Inc. for SHA Job #1716 (200-2) Concrete Sidewalk Repairs for \$9659.55.

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

SO VOTED

- (f) Consideration of request by the Executive Director to enter into a contract with Reverse Architects from Somerville, MA for Properzi Manor (AMP-2) Balcony Dividers for the sum of \$21,000.00.

Director of Modernization, Brian Langton, stated that this project is to provide privacy for residents by putting in dividers on balconies. Commissioner Rances requested that fire safety be taken into consideration when design is discussed.

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

SO VOTED

- (g) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to Almar Roofing Inc. #1903 Mystic River (200-2) Roof Repairs. On June 19, 2020 CBI Consulting 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(g).

SO VOTED

- (h) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to Continental Flooring Company for SHA Job #1824 Weston Manor (AMP-2) Common Area Flooring Replacement. On June 23, 2020 Reverse Architecture performed a site inspection and deemed the project 95% complete.

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

SO VOTED

- (i) Consideration of request by the Executive director to enter into a License Agreement with the City of Somerville for the use of a SHA owned parcel of land abutting the Healy School for use as a soccer field.

Joe stated that the Healy school plans to take unused land that is difficult to maintain to extend a soccer field. There will be ramp built, replacing a steep set of stairs.

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

SO VOTED

- (j) Consideration of request by the Executive Director to approve the Certificate of Substantial Completion to John Skouras & Co. Inc. for SHA Job #2013 Capen Court Exterior Painting. On June 19, 2020, the Somerville Modernization department performed a site inspection and deemed the project 95% complete.

Brian stated that this is the final phase of the paint job at Capen Court.

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

SO VOTED

- (k) Consideration of request by the Executive Director to adopt the Somerville Housing Authority Police Complaint Policy Form.

Discussion of this policy took place during the Communications portion of the meeting.

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

SO VOTED

- (l) Consideration of request by the Executive Director to enter into a contract for Auto Repairs and Service with Hillside Auto Repair for a three-year total of \$96,600.00.

At this time Chairman Bonney recused himself from discussion because he knows the owner of Hillside Auto Repair. Joe stated Hillside has previously provided quality service for SHA.

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

SO VOTED

- (m) Consideration of request by the Executive Director to enter into Executive Session for Contract Negotiations. **(Roll Call Vote Required).**

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

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

(a) Schedule for next Regular Board Meeting:

The scheduling of the August Board Meeting is postponed until further notice due to the COVID-19 outbreak.

Upon motion made by Comm. Santana, seconded by Comm. Ferrara, it was voted to adjourn at 1:35 p.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy