

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on August 5, 2020.

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The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, August 5, 2020 at 1:00 p.m.

The Chairman instructed the Secretary to call the roll at 1:03 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 29, 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 virtually on Wednesday, August 5, 2020 at 1:00 p.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 July 29, 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 August 6, 2020.

  
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Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Monthly Board Meeting held on July 8, 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

None this month.

5. RESIDENT CONCERNS

Commissioner Rances asked about the air in the elevators not working at Properzi Manor. Recently residents were stuck in the elevator and the vents weren't working. Director of Operations, Kevin Bumpus, stated that the elevator company has been to the building to assess any mechanical issues that have been occurring.

Commissioner Santana stated that she has witnessed high frequency of gang activity at the Mystics, especially on the weekends. Executive Director, Joseph Macaluso, stated that the Housing Police are aware of recent activity and SHA is currently appealing the rejection of a motion to evict tenants affiliated with gang activity.

6. REPORT OF THE EXECUTIVE DIRECTOR

The Executive Director stated that additional funding has continued to be used during the Covid-19 pandemic. Touchless fixtures, sanitation spray and additional product has been purchased to prepare in case there is another virus surge in Massachusetts.

The Executive Director stated that the Zoning Board was unable to draft all the conditions for approval for the Clarendon project for their meeting held on August 5, 2020.

Therefore, he's hoping for approval at the next meeting.

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 employees:

1. Danna Heggarty, Tenant Selector
2. John Nunes, Carpenter

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 contract with One Source Construction LLC from Framingham, MA for Weston Second Bedroom Renovation SHA Job #1914 for the sum of \$107,138.00.

The Executive Director stated additional space will be utilized to provide residents with an additional bedroom for personal care attendants and/or storage for medical equipment.

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

SO VOTED

- (c) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to Continental Flooring Company for SHA Job #1824 Weston Manor Common Area Flooring Replacement for the sum of \$18,647.45.

Director of Modernization, Brian Langton, stated that existing tile was replaced.

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 Change Order #1 for the Weston Parking Lot SHA Job #2004 to Cassidy Paving for the sum of \$1,950.00.

The Director of Modernization stated that the parking lot was repaved and a new step at the side entrance was replaced.

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

SO VOTED

- (e) Consideration of request by the Executive Director to enter into a contract with Russo-Barr Associates from Woburn, MA for Mystic View (AMP-1) Roofing Phase 1 for the sum of \$16,000.

The Director of Modernization stated this will be a four-phase project to replace aged shingles.

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 approve the Certificate of Final Completion and Payment to Alma, LLC for SHA Job #1903 Mystic River Roofs Phase 3 for the sum of 25,067.90.

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

SO VOTED

- (g) Consideration of request by the Executive Director to enter into a Design Contract with CBI Consulting Inc from Boston, MA for SHA Project #2025, FISH #274136, Mystic River Bumpout Roof Repairs for the sum of \$19,900.00.

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

SO VOTED

- (h) Consideration of request by the Executive Director to approve Change Order #1 for the Brady Parking Lot Paving SHA Job #2005 to Site Improvements Inc. for two additional mobilizations due to the lack of off-street temporary parking for the residents for the sum of \$10,780.00.

The Director of Modernization stated because of the Covid-19 State of Emergency, parking permits were unable to be given out to residents to clear the parking lot, therefore work on the parking lot was performed in two phases.

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

SO VOTED

- (i) Consideration of request by the Executive Director to approve the State Quarterly Reports for DHCD.

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

SO VOTED

- (j) Consideration of request by the Executive Director to enter into a contract for NVR installation at multiple developments.

The Executive Director stated that SHA is expanding use of cameras

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

SO VOTED

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

(a) Schedule for next Regular Board Meeting:

The scheduling of the September 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 1:31 p.m.

  
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Joseph R. Macaluso  
Executive Director

ATTEST

A True Copy