

The Minutes of the Regular Meeting of the Somerville Housing Authority duly called and held on December 16, 2020.

The Regular Meeting of the Somerville Housing Authority held virtually via GoToMeeting on Wednesday, December 16, 2020 at 1:00 p.m.

The Chairman instructed the Secretary to call the roll at 1:09 p.m. and upon roll call those present and absent was as follows:

PRESENT

Comm. Ferrara

Comm. Rances

Comm. Santana

Comm. McCallum

Chairman Bonney, Jr.

ABSENT

The Chairman read Notice of Meeting dated December 8, 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, December 16, 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 December 8, 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 December 17, 2020.



Joseph R. Macaluso

2. APPROVAL OF MINUTES OF PREVIOUS MEETING:

(a) Regular Meeting held on November 19, 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) Letter from Danielle L Bastarache, HUD Deputy Assistant Secretary for Public Housing and Voucher Programs dated November 17, 2020 informing SHA of eligibility for 75 new Mainstream vouchers and funding as authorized by the Coronavirus Aid, Relief and Economic Security Act (CARES Act).

Executive Director Joseph Macaluso discussed the additional funding for 75 additional vouchers that SHA is receiving for the Section 8 Voucher Program. He stated that SHA continues to apply when opportunities are given to receive additional vouchers and that the number of vouchers has increased by almost 600 since he began working at SHA.

5. RESIDENT CONCERNS

Resident Pat Wilber from Properzi Manor requested that a new flag be displayed in front of the building and for fresh paint to be applied under the balconies. Joe Macaluso stated that the flag would be no problem and the painting will be done in conjunction with or following the installation of new balcony dividers.

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 request by the Executive Director to appoint permanent the following employees:

1. Travis Panzini, Modernization Department Project Manager
2. Farid Mehdoud, Maintenance Mechanic II

The Executive Director stated that both employees are competent, reliable and demonstrate a broad range of skill.

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

SO VOTED

- (b) Consideration of recommendation by the Executive Director to approve the Naveo Credit Union CD #622424042 renewal for 0.40% for 15 months.

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

SO VOTED

- (c) Consideration of request by the Executive Director to enter into a contract with JC Floor Covering, Inc from Billerica, MA to complete the Brady Towers Common Area Flooring project SHA Job #2012 for the sum of **\$90,542.00**.

Director of Modernization, Brian Langton, stated JC Floor Covering has already completed three other jobs in different buildings for SHA and has done a good job for a good price.

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

SO VOTED

- (d) Consideration of request by the Executive Director to enter into a contract with Corolla Contracting, Inc from Winthrop, MA to complete the Mystic View Roof Replacement – Phase 1 project SHA Job #2018 for the sum of **\$188,453.00**.

Brian stated that the roofs at Mystic View have reached the end of their lifespan. While there are no leaks, SHA wants to replace the roofs in order to avoid any future issues.

Upon motion made by Comm. Ferrara, seconded by Comm. Rances, 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 to New Kappa City Construction for SHA Job #1828 Mystic River Penthouse Doors.

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 Substantial Completion to All-Pro Electric for SHA Job #1810 Weston Generator. Brian stated that this project is more than 95% complete.

Upon motion made by Comm. Santana, seconded by Comm. Rances, 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 K.B. Aruda Construction for SHA Job #1829 Corbett Landscaping (125 Jaques Street).

Brian stated that this project is more than 95% complete and that the new fencing, landscaping, and asphalt looks great.

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

SO VOTED

- (h) Consideration of request by the Executive Director to approve the Certificate of Final Completion and Payment to E5 Builders for SHA Job #1908 Brady Front Entrance the sum of \$2,949.00.

Brian stated that two sets of sliding doors were installed, along with new exterior lighting and a new sign.

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

SO VOTED

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

- (a) Schedule for next Regular Board Meeting:

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

(b) Joe Macaluso updated the Board of Commissioners on the Waterworks II Project, Clarendon Project and on safety measures being taken during the COVID-19 pandemic. He stated that the Waterworks II proposal to reduce the number of units has been postponed until January 6, 2021. The Zoning Board failed to provide proper notice of the meeting, therefore it had to be rescheduled. He also discussed the progress of the Clarendon Project. He stated the project is moving along and he is hoping the deal will close in the springtime. The only hiccup has been the modular company from the Netherlands facing travel restrictions due to the COVID-19 pandemic. He further discussed the possibility of SHA staff going fully remote in the month of January 2021 in case of an increased surge of COVID-19 cases. He also mentioned that all local housing authorities and Mass NAHRO have signed a letter petitioning to prioritize residents of senior housing to receive the COVID-19 vaccine.

Upon motion made by Comm. Ferrara, seconded by Comm. Santana, it was voted to adjourn at 1:30 p.m.



Joseph R. Macaluso
Executive Director

ATTEST

A True Copy